

**Development Standards Committee
February 22, 2021 at 5:00 p.m.
The Woodlands Township**

Members Present: Arthur Bredehoft, Robert Heinemann, John Anderson, Bob Adams, John A Brown, Mary Funderburg and David Smith

Members Absent: None

Staff Present: Neslihan Tesno, Kimberly McKenna,

Legal Counsel: Brent Strong

I. Welcome/Call Meeting to Order:

The meeting to order at 5:00 p.m. and declared there was a quorum.

II. Public Comments:

No public comments

III. Consideration and action regarding the minutes of the meeting January 20, 2021.

Motion to approve the minutes of the January 20, 2021 meeting. It was moved by David Smith 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 VIII and IX recommended for Summary Action.

Staff presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Item A. It was moved by Robert Heineman and seconded by Bob Adams to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 1-28. It was moved by David Smith and seconded by Mary Funderberg 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 discussion regarding the Residential Development Standards concerning Appeals and Rehearings.

Staff presented to the DSC the difference between Appeals and Rehearings. Appeals – residents request the DSC to relook at RDRC or Staff decisions. Rehearings – residents request the DSC to relook at the DSC decisions.

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

- A. Consideration and Action for the proposed playground picnic tables.
Diocese of Galveston/ St. Anthony of Padua
7801 Bay Branch Drive

Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing

This item was reviewed under the Commercial summary list as presented by staff. It was moved by Robert Heinemann and seconded by John Anthony Brown to approve as presented. Must be kept in good order and repair and comply with the Commercial Planning and Design Standards. Then motion carried unanimously.

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

1. Variance request for proposed color change that is not compatible with the existing neighborhood character
Leandro Orjuela Santos

44 Sunlit Forest Drive

Lot 26, Block 01, Section 06 Village of Panther Creek

This item was heard by the full Committee. The Committee deliberated regarding the proposed improvement, impact to adjacent properties and applicable standards. It was then moved by David Smith and seconded by Arthur Bredehoft to approve as presented. The motion carried unanimously.

2. Variance request for the proposed concept garage addition and driveway that will exceed the maximum amount of hard surface area allowed.

Bradley and Madora Schard

9 Box Turtle Ln

Lot 32, Block 01, Section 32 Village of Grogan's Mill

This item was heard by the full Committee. The Committee deliberated regarding the proposed improvement, impact to adjacent properties and applicable standards. It was then moved by David Smith and seconded by Arthur Bredehoft to approve the concept garage addition on the following conditions:

- Owner must include the proposed reduction in hard surface to accommodate lot coverage not exceeding 6% over; and
- must provide a comprehensive drainage plan, in accordance with the Standards. Comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets.
- Final application can be submitted for review and verification of compliance with the committee's action and the standards by the staff. Application once submitted in the final phase, must be in accordance with the Standards and should include the designer's proposed revisions to modify the hard surface.
- Owner must reduce/remove the walkway to a permeable sand base, remove the proposed portion of pool decking other similar hard surface reducing the overall hard surface to approximately 46%.
- Additionally, the improvements must meet code and pass final inspection.
- The owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the residential development standards.

The motion carried unanimously.

3. Variance request to modify conditions of approval for a proposed circular driveway that would exceed the maximum width allowed and would cause the lot to further exceed the maximum hard surface area allowed as set forth by the Neighborhood Criteria, both of which are not in keeping with the Standards.

Adel and Natasha Irani

62 Firefall Court

Lot 16, Block 03, Section 48 Village of Grogan's Mill

This item was heard by the full Committee. The Committee deliberated regarding the proposed improvement, impact to adjacent properties and applicable standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the following conditions:

- The owner must remove the paving located in the rear easement but allow for a walkway leading up to the gate. (see page 4)

- The owner must plant and maintain 1-30-gallon native tree anywhere on the lot for the purposes of reforestation as defined in the standards.
- The owner must submit a certificate of completion for the drainage plan.

The motion carried unanimously.

4. Variance request for a proposed home and pool demolition that is proposed without the required construction fencing, but will include the tree protection, erosion control and security barrier fencing.

Jeff Paul Custom Homes, Ltd.

5 Crinkleroot Court

Lot 14, Block 01, Section 19 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by David Smith and seconded by Mary Funderburg to approve the pool demolition without the required construction fencing on the following conditions:

The owner completed the demolition in accordance with the Standards and must adhere to the demolition and major remodeling standards including, but not limited to:

- Erosion and Debris Containment Fencing.
- Temporary security barrier fencing until pool is demolished.
- Tree protection fencing
- Completion time
- Hours of Operation

Owner must contact the staff to inspect and verify installation of fencing and removal of fencing. Once demolition is complete and the lot is in good order and repair, the erosion control fencing and tree preservation fencing should be removed and the lot should be maintained. Lot may require some sod or other acceptable ground cover to impede erosion concerns. Demolition must meet code and pass final inspection. The motion carried unanimously.

5. Variance request for a proposed home and pool demolition that is proposed without the required construction fencing, but will include the tree protection, erosion control and security barrier fencing.

Jeff Paul Custom Homes, Ltd.

126 S Timber Top Drive

Lot 13, Block 01, Section 15 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by David Smith and seconded by Mary Funderburg to approve the pool demolition without the required construction fence on the following conditions:

The owner completed the demolition in accordance with the Standards and must adhere to the demolition and major remodeling standards including, but not limited to:

- Erosion and Debris Containment Fencing.
- Temporary security barrier fencing until pool is demolished.
- Tree protection fencing
- Completion time
- Hours of Operation

Owner must contact the staff to inspect and verify installation of fencing and removal of fencing. Once demolition is complete and the lot is in good order and repair, the erosion control fencing and tree preservation fencing should be removed and the lot should be maintained. Lot may require some sod

or other acceptable ground cover to impede erosion concerns. Demolition must meet code and pass final inspection.

The motion carried unanimously.

6. Consideration and action for a proposed home demolition.

Colossae Homes

10816 Colony Wood Place

Lot 31, Block 06, Section 02 Village of Grogan's Mill

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

- Relocate the erosion control and construction fencing to the perimeter of the lot.
- Apply tree protection fencing where required.
- Contact the Covenant Administration Staff for an inspection of the fencing prior to commencement of construction.

Submit a revised tree site survey labeling each tree and identifying the type, size and species of each tree on the lot both the ones proposed for removal and the ones proposed to remain. Only the trees within five feet of the demolition are approved for removal. Staff to review final tree site survey and perform site visits to verify trees on site, prior to commencement of demolition and immediately following demolition. No trees are approved for The motion carried unanimously.

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

Michael McCormick

1 Royal Tern Lane

Lot 58, Block 01, Section 24 Village of Grogan's Mill

THIS ITEMS WAS TABLED

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

Cynthia Wilbanks

2 Cross Fox Lane

Lot 08, Block 01, Section 11 Village of Grogan's Mill

THIS ITEMS WAS TABLED

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

Travis Russo

38 N Longspur Dr

Lot 05, Block 03, Section 45 Village of Grogan's Mill

THIS ITEMS WAS TABLED

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

Mathew Perkins

45 Cascade Springs Place

Lot 39, Block 04, Section 02 Village of Cochran's Crossing

THIS ITEMS WAS TABLED

11. Variance request for proposed swimming pool decking that exceeds the maximum allowed water surface area.

Ladd Laird

22 Satinleaf Place

Lot 02, Block 01, Section 07 Village of Creekside Park West

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

Standard conditions must meet code and pass all inspections.

Plant and maintain ONE 30-gallon native tree in the rear yard. Palms are not allowed as replacement trees. Screen pool equipment from view of street and neighboring properties - Vegetation must be at least 5 feet tall at time of planting.

Comply with drainage plan - 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).

Pool and decking may not encroach into any easement. Verify all CenterPoint Energy easements as they may differ from the covenant easements.

All conditions must be met within 150 days of approval.

Please contact Harris County for any additional permitting requirements. Failure to meet requirements and conditions of approval may result in forfeit of the compliance deposit. The motion carried unanimously.

12. Variance request for a proposed generator that will exceed the encroachment allowed into the rear ten-foot easement.

Evans Trust

47 Eagle Mead Place

Lot 13 Block 02 Section 63 Village of Alden Bridge

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

Must meet code, standards and pass all inspections. Timing of Self - testing cycles of power generators should be set to occur during daytime hours so as to not adversely impact neighboring properties. If required additional remedies to reduce noise levels to acceptable levels will be determined as needed. In addition, you must seek approval by your Sub Association if required. 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. Construction must be completed within 150 days of Plan Approval.

The motion carried unanimously.

13. Variance request for existing paving that does not respect the side five-foot easement and a trash can enclosure that is not an approvable fence style or design.

Sean Stevens

35 Spincaster Drive

Lot 36, Block 01, Section 30 Village of Creekside Park

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

PAVERS - Approve as submitted.

TC SCREEN – Conditionally approve, the screen should be revised to a L shape and added integrated evergreen vegetation to soften impact to street view. All conditions must be met within 150 days of approval. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

14. Variance request for existing shed that does not respect the side five foot or rear ten-foot easement. Additionally, the shed exceeds the maximum height allowed by 1' and the maximum square footage allowed by 24 square feet.

David McBride

67 South Bethany Bend Circle

Lot 14 Block 02 Section 36 Village of Alden Bridge

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

Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the owner must plant and maintain evergreen vegetation at least 7' in height at time of planting to screen from left and rear properties. All conditions must be met within 60 days of approval. The motion carried unanimously.

15. Variance request for existing trellis that exceeds the maximum height allowed for a trellis located in the easement.

Guillermo Vidales Sanchez

60 Venetia Grove Drive

Lot 03, Block 03, Section 41 Village of Creekside Park West

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

Conditionally approve, maintain evergreen vegetation to cover structure, plant and maintain evergreen shrub to front to screen to street. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders.

The motion carried unanimously.

16. Request for approval of a Home Business – Firearms

Steven A Ead

71 Bryce Branch Circle

Lot 14, Block 02, Section 34 Village of Sterling Ridge

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

Conditionally approve the home business to sell firearms under strict guidelines based upon the execution of

an agreement regarding the conditions set forth in "Conditions of Home Business Application Approval" affidavit. No frequent travel to the home, all clients must park in driveway. No advertisement of physical address. The affidavit will be recorded with the courthouse and binding on the land. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than January 2023. The motion carried unanimously.

17. Request for approval for a Short-Term Rental.

Gene Halleck

79 North Veranda Ridge Drive

Lot 38, Block 01, Section 69 Village of Alden Bridge

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

Approve on the condition that the owner must sign the Short Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate. Owner must also comply with all of 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 2022. The motion carried unanimously.

18. Request for approval for a Short-Term Rental.

Rabia Shaikh

7 Old River Place

Lot 10, Block 02, Section 34 Village of Alden Bridge

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

Approve on the condition that the owner must sign the Short Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate. Owner must also comply with all of 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 2022. The motion carried unanimously.

19. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed room addition that exceeds the maximum living area allowed.

Steve and Stephenie Hari

24 Cordella Place

Lot 41 Block 01, Section 49 Village of Sterling Ridge

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

Conditionally approve, new living area not to exceed 324ft², meet code and pass inspections. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

20. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed room addition that exceeds the maximum living area allowed. Additionally, a request for approval of patio cover and summer kitchen.

Robert Wethington

6 East Majestic Woods Place

Lot 08 Block 01, Section 17 Village of Sterling Ridge

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

IF FOR ANY REASON YOU DO NOT FEEL YOU CAN MEET THE BELOW CONDITIONS, PLEASE CALL STAFF BEFORE YOU START CONSTRUCTION ON YOUR PROJECT.

Room addition - - Motion to Conditionally Approve additional living area not to exceed 125 ft², Meet code and standards. ALL CONDITIONS MUST BE MET WITHIN 150 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.

Patio Cover & Summer Kitchen - Motion to Conditionally Approve Meet code and standards. Verify all Centerpoint Energy rear easements as they may differ with the covenant easements. Improvement not to encroach into any easements. ALL CONDITIONS MUST BE MET WITHIN 150 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The staff will review upon completion to determine if any native evergreen vegetation is necessary to soften and screen the view to adjacent properties. If for any reason the staff receives an objection to the proposed improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact.

Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

21. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed fence that is not of the approvable design per the Development Criteria for Section 49 Village of Sterling Ridge.

Alvaro A Castellanos

78 South French Oaks Circle

Lot 19, Block 01, Section 49 Village of Sterling Ridge

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

Conditionally approve, unfinished sides of the fence must not be visible from the street, and meet code and pass inspections.

All conditions must be met within 150 days of approval.

Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

22. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed fence that exceeds to maximum height and is not of the approvable design per the Development Criteria for Section 75 Village of Sterling Ridge.

Jennifer Gonzales

63 East Montfair Blvd.

Lot 02 Block 02, Section 75 Village of Sterling Ridge

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

Approve as submitted – Type J, height not to exceed 6’6” total including rot board. The motion carried unanimously.

23. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for an existing fence that does not respect the platted building line and is not

of the approvable design per the Development Criteria for Section 74 Village of Sterling Ridge.

Jill Alvarado

82 Whetstone Ridge

Lot 12 Block 01, Section 74 Village of Sterling Ridge

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

Conditional approve as follows: plant and maintain planting bed alongside side fence with plants and evergreen shrubs. Incorporate existing shrubs in bed. 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 motion carried unanimously.

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

Shawn E Creswell

30 Bluff Creek Place

Lot 8, Block 2, Section 73 Village of Alden Bridge

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

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

Gregory E Lohse

128 South Brooksedge Circle

Lot 34, Block 1, Section 58 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by David Smith and seconded by Mary Funderburg to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (**by submitting an application and obtaining approval for new fence and correcting left side panel**) 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 carried unanimously.

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

Matthew Malmquist & Stephanie Ard

178 Hearthshire Circle

Lot 44, Block 1, Section 99 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by David Smith and seconded by Mary Funderburg to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the

violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing 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 carried unanimously.

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

Craig Steven Riebe

55 South Bethany Bend Circle

Lot 8, Block 2, Section 36 Village of Alden Bridge

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

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

Gordon & Emily McClain

18 Bluff Creek Place

Lot 5, Block 2, Section 73 Village of Alden Bridge

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

29. Variance request for a proposed pool and fire pit that that exceeds the maximum hard surface area allowed per the Neighborhood Criteria for Section 21 Village of Indian Springs (TWA)

Chris and Amy Petro

6 Hope Valley Place

Lot 14, Block 03, Section 21 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 David Smith to conditionally approve the proposed room addition as follows: Conditionally approve, not to exceed 45% (reduce HSA by 2%). Comply with submitted drainage plan. Plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. Vegetation must be at least 4 feet tall at time of planting. Any fencing constructed to screen pool equipment requires an application and will be limited to a 4 foot high solid capped picket fence screened completely from view with evergreen vegetation. 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 approval.

Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

30. Variance request for proposed shed/studio will exceed the maximum height allowed of 9 feet and will encroach upon the 5 foot side and 10 foot rear yard easements. Additionally, it may not respect the 15 foot rear setback.

Runge Baker Living Trust
19 June Breeze Place

Lot 31 Block 02 Section 67 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 Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve the proposed room addition as follows: conditionally approve as follows:

- Remove from easement by rotating structure 90 degrees. Submit revised survey.
- Select warmer gray color – work with staff to select color.
- Plant and maintain evergreen vegetation to screen to rear property. Staff to review upon completion to determine if sufficient vegetation for screening.
- Meet code and pass inspections.
- All conditions must be met within 150 days of approval.
- Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

31. Variance request for proposed patio cover that may have a negative effect due to the mass, scale, and proportion.

Daniel Schmulson
26 Burnished Oaks Court

Lot 74, 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 David Smith to conditionally approve the proposed room addition as follows: submit revised plans and survey:

- Reduce height:
 - o Fascia height reduced from 10' to 8'
 - o Eliminate one step
- Plant and maintain evergreen vegetation to screen where possible. Staff to review upon completion to determine if sufficient vegetation for screening.
- DSC appointed John Anderson to assist and review and approve submitted revisions with staff. The motion carried unanimously.

32. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for an existing fence that is not the required design for Section 16 Village of Sterling Ridge.

Akash Brahmhatt

27 Middy Sun

Lot 22 Block 01, Section 16 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by David Smith and seconded by Mary Funderburg to conditionally approve the proposed room addition as follows: Add cap to fence (gate can be different) and double side fence. Meet code and pass inspections. Must complete within 45 days. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

33. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed patio cover and summer kitchen does not respect the 30 foot rear setback.

Feras Elhahh

171 West Black Knight Dr

Lot 31, Block 01, Section 84 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by David Smith and seconded by John A. Brown to conditionally approve the proposed room addition as follows: Plant and maintain evergreen trees/shrubs at least 7' tall at time of planting for screening to rear. Maintain evergreen screening to right side.

Pass inspections, meet code and standard conditions

All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

X. Consideration and action to approve civil engineer Gary Lemley, Professional Licensed Engineer 45987, to submit sealed plans and engineering services for all future possible residential projects for the Township without requiring a variance because his seal designates civil branch instead of structural.

This item was reviewed under the residential summary list as presented by staff. It was moved by David Smith and seconded by Mary Funderburg to approve the pool demolition without the required construction fence on the following conditions:

Move to approve Civil Engineer Gary Lemley as an acceptable professional engineer seal on plans submitted to The Woodlands Township without requiring a variance because the Standards require a structural engineer designation. The motion carried unanimously.

XI. Consideration and action regarding proposed schedule for Joint Sessions of the Development Standards Committee and the Residential Design Review Committees for 2021.

Proposal was approved. It was moved by David Smith and seconded by Mary Funderburg. The motion carried unanimously.

XII. Consideration and action regarding the proposed temporary emergency conditions sign standards proposed for adoption by the Plan Review Committees.

This item was heard by the full committee. The staff presented the committee with a presentation. It was moved by Arthur Bredehoft and seconded by David Smith to approve the five items of review related to signage standards during the pandemic. The motion carried unanimously.

XIII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic and other conditions such as recent winter weather.

This item was presented by staff. It was moved by Arthur Bredehoft and seconded by David Smith.

Due to the Winter Storm:

Allow an additional 60 days for DUMPSTERS/PODS for storm related damage,

Delay enforcement debris/trash cans violations (staff to monitor), Delay enforcement dead vegetation

RV's – similar to COVID19 allowance. The motion carried unanimously.

XIV. Member Comments

No Comments

XV. Staff Reports

No Reports

XVI. Adjourn:

Chair Arthur Bredehoft asked for a motion to adjourn. John Brown made the motion and Bob Adams seconded. The meeting was adjourned at 9:15 p.m.