

Development Standards Committee

March 17, 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: None

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 February 22, 2021.

Motion to approve the minutes of the February 22, 2021 meeting. It was moved by John Adams 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 A-L, M was moved to review. 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 1-17. It was moved by Arthur Bredehoft and seconded by Bob Adams 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.

No executive session held

VI. Reconvene in Public Session.

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

A. Consideration action for the proposed storefront modifications and exterior modifications.

IMI MSW LLC / Mastro's Ocean Club

9595 Six Pines Drive, Suite 100

Lot 7112 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Provide a construction activity plan to indicate a construction fence that includes screening, dumpsters, storage containers, lay-down area, portable toilets, and office trailer.

- Add hard-scape, landscape, and irrigation plans for Final Review.
- Seating capacity shall not exceed the number of patrons as approved for the “Grotto” restaurant.
- Further details shall be provided for the new front entry canopy being proposed.
- Roof is to be repaired and cleaned to like-new as required.
- Any HVAC equipment changes shall be submitted for review. No rooftop equipment shall be visible from public view.
- Any modifications to exterior lighting shall be submitted for review and approval. New exterior lighting will require a photometric Plan to review the light output level at the property line.
- LED Sidelight feature wall shall be dimmable.
- The Committee reserves the right to limit light output or to require additional light shielding to mitigate light glare off the property.
- No signage is approved at this time. Submit a complete sign package separate from construction documents. Signage may include but is not limited to building signs, a monument sign, a blade sign, service area signs, directional signs, and window graphics.
- Provide a detailed finish schedule with a digital materials sample board indicating all finishes and colors.
- No construction shall begin at this time. A Final Review and Approval is required from the Review Committee.
- This approval does not constitute the approval of other entities. It is the owner’s responsibility to obtain those approvals.

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

- B. Variance request for the existing parking lot and wall pack lighting that exceeds the maximum foot candle levels allowed at the property line.

CEC Entertainment Inc. / Chuck E Cheese

16790 IH 45

Lot 9025 Block 0390 Section 2000 Village of College Park

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- The applicant is conditionally approved for six (6) parking lot light fixtures (12 maximum heads) to be replaced and two (2) building light wall packs on the service side of the building.
- Wall pack lights proposed are 5000K color temperature. The parking lot lights proposed are 5000K color temperature. Reduce the color temperature to 4000K to reduce the intensity of bright bluish light.
- A variance is approved for the light output to range from 0.2 fc to 1.7 fc around the property line, being the highest at the west drive entry.
- The committee reserves the right to reduce light output or require additional shielding as required.
- Add shielding to wall pack lights to eliminate outward light glare towards the property line. The shield color is to match the fixture.
- Refinish parking lot light poles and base cover plates to match the new fixture color. The light fixture is to be positioned parallel with lot surface.
- No other modifications are approved other than conditionally approved in this written approval. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of other entities. It is the owner’s responsibility to obtain those approvals.

The motion carried unanimously.

- C. Consideration and action for a building sign and variance request for a blade sign that does not comply with the shopping center criteria due to the inclusion of a logo and alternate font.

Regency Centers LP / Cost Cutters

4747 Research Forest Drive, Suite 435

Lot 0100 Block 0687 Section 0047 Village of Cochran’s Crossing

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Signs must be installed in accordance with the approved plans and materials and sizing must comply with shopping center criteria.
- Owner should modify criteria to allow logos and alternate fonts for blade signs and door vinyl graphics in order to match building sign criteria.
- No other signs are approved at this time and must comply with Commercial Planning and Design Standards.
- Approval by this committee does not constitute the approval of other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- D. Variance request for the proposed replacement of a monument sign that will not match the existing second monument sign or the building sign.

EDRY B&K-2 GP / Take 5 Oil Change

7940 Research Forest Drive

Lot 0650 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to withdraw the item from the agenda. The motion carried unanimously.

- E. Consideration and action for the proposed storefront modifications and display of a temporary banner.

Dayton Hudson Corp / Target

1100 Lake Woodlands Drive

Lot 0590 Block 0590 Section 0999 Village of Town Center

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Type of paint must be long lasting intended for exterior applications. Surfaces scheduled for painting are to be properly prepared and finishes applied according to the manufacturer's recommended instructions.
- Banner is to be removed upon completion of construction and building sign is to be replaced in its original location.
- Should a staging area be required, owner is to provide a site plan with the requested location prior to the issuance on the permit. Staging area is to be completely fenced off with temporary chain link fencing with black or green mesh on the exterior of the fencing. All containers, portable restrooms, etc. are to be neutral in color.
- All work is to occur within the approved times for construction hours 6:00 A.M.-8:00 P.M. Monday through Friday and 8:00 A.M.-8:00 P.M. weekends and holidays.
- Must comply with the Commercial Planning and Design Standards.
- Approval by this committee does not constitute the approval of other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- F. Variance request for the proposed monument sign that includes a logo that is not trademarked and a logo that exceeds the maximum size allowed.

Gavi Timberloch LLC

2204 Timberloch Place

Lot 0262 Block 0547 Section 0006 Village of Town Center

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Formal landscape bed with concealed irrigation is required in accordance with the Commercial Planning and Design Standards surrounding all monument signs.
- No other signs are approved at this time. Future tenant names to be added require the review and approval of the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

- Approval by this committee does not constitute the approval of other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

G. Variance request for the proposed monument sign that includes a logo that is not trademarked.

Gavi Timberloch LLC

2203 Timberloch Place

Lot 0261 Block 0547 Section 0006 Village of Town Center

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Innovative Executive Suites is to provide trademark verification with either the USPTO or Texas Secretary of State within one year of this date of approval, no later than March 17, 2022 or the logo must be removed from the sign.
- Formal landscape bed with concealed irrigation is required in accordance with the Commercial Planning and Design Standards surrounding all monument signs.
- No other signs are approved at this time. Future tenant names to be added require the review and approval of the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- Approval by this committee does not constitute the approval of other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

H. Variance request for the proposed monument sign that includes logos that are not trademarked and one that exceeds the maximum size allowed.

Gavi Timberloch LLC

2202 Timberloch Place

Lot 0300 Block 0547 Section 0006 Village of Town Center

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Outlook Financial Group and Sterling Total Wealth Solutions are to provide trademark verification with either the USPTO or Texas Secretary of State within one year of this date of approval, no later than March 17, 2022 or the logo must be removed from the sign.
- Formal landscape bed with concealed irrigation is required in accordance with the Commercial Planning and Design Standards surrounding all monument signs.
- No other signs are approved at this time. Future tenant names to be added require the review and approval of the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- The approval of this committee does not constitute the approval of other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

I. Variance request for the proposed monument sign that includes a logo that is not trademarked and exceeds the maximum size allowed.

Gavi Timberloch LLC

2201 Timberloch Place

Lot 0260 Block 0547 Section 0006 Village of Town Center

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- BCKK Holding Company is to provide trademark verification with either the USPTO or Texas Secretary of State within one year of this date of approval, no later than March 17, 2022 or the logo must be removed from the sign.
- Formal landscape bed with concealed irrigation is required in accordance with the Commercial Planning and Design Standards surrounding all monument signs.

- No other signs are approved at this time. Future tenant names to be added require the review and approval of the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- Approval by this committee does not constitute the approval of other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

Grogan's Mill Retail Center GP LLC

2250 Buchthorne Place, 7 Switchbud Place, 2230 Buckthorne Place

Lots 0850, 0840, 0410 Block 0547, Section 0006 Village of Grogan's Mill

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to table this item. The motion carried unanimously.

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

7606 Zaclentz Parkway GP, LLC / Dairy Queen

2300 Buckthorne Place

Lot 0700, Block 0547, Section 0006 Village of Grogan's Mill

This item was reviewed under the Summary list as recommended by staff. It was 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 carried unanimously.

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

Research Forest Drive LP

3000 Research Forest Drive

Lot 9381 Block0547 Section 0999 Village of Research Forest

This item was reviewed under the Summary list as recommended by staff. It was moved by Bob Adams and seconded by John Anderson to table this item. The motion carried unanimously.

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

Spirit of Texas Bank SSB

16610 Interstate 45 S

Lot 9047 Block 0390 Section 2000 Village of College Park

The item was heard under full committee review. The staff provided a presentation in the regards to the forest clearing and status of the property. It was then moved by John Anderson and seconded by Bob Adams 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.

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

1. Consideration and action regarding a request to appeal the previously approved studio addition at 24 East Sunlit Forest Drive that was approved by the Residential Design Review Committee. Request to appeal is by the affected neighbor Loretto Thoroughman at 28 East Sunlit Forest Drive.
James Weynand
24 East Sunlit Forest Drive
Lot 02, Block 01, Section 22 Village of Panther Creek
This item was heard by the full committee. The committee reviewed the proposed plans. The owner and neighbor were present to address the committee. It was then moved by Arthur Bredehoft and seconded by David Smith to affirm the original action of the Residential Design Review Committee at their meeting of February 11, 2021 and Conditionally Approve the improvement on the following conditions: All improvements must Comply with Standards, Meet IR Code and Pass Inspections. Owner is granted 150 days to complete the project and submit the final inspection. If additional time is needed please contact the Covenant Administration Department to request an extension. Homeowner must plant and maintain native evergreen vegetation along the right-side fence to soften and screen the view towards their neighbor at 20 Sunlit Forest Dr. Vegetation must be 7ft tall at time of planting. Homeowner must notify staff once vegetation has been planted and staff will review and determine if screening is sufficient. In accordance with Standard 2.7, Section IV (B) Homeowner must plant and maintain one (1), forty five(45) gallon and four (4) thirty (30) gallon native trees, anywhere in the back yard. The motion carried unanimously.
2. Variance request for an existing patio cover that did not include a complete application, did not select a Qualified Inspector and does not include the required elevation drawings.
Craig Rickard
182 E. Pathfinders Circle
Lot 58, Block 07, Section 01 Village of Cochran's Crossing
This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderburg to table the item. The motion carried unanimously.
3. Variance request for an existing pergola that was not found to be compatible with the home and neighborhood and may cause impact on adjacent properties, when it was acted upon by the Residential Design Review Committee.
Craig Rickard
182 E. Pathfinders Circle
Lot 58, Block 07, Section 01 Village of Cochran's Crossing
This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderburg to table the item. 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.
Ida Jennifer Czerny
1110 E Red Cedar Circle
Lot 11, Block 01, Section 10 Village of Grogan's Mill
This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderburg to withdraw the item. 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.
Eric J Reed
9 N White Pebble Court
Lot 04, Block 01, Section 38 Village of Grogan's Mill
This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and

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

6. Variance request for proposed patio cover that will not respect the rear 25 foot setback.

Barnabas Fote

50 North Shimmering Aspen Circle

Lot 5, Block 02, Section 19 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 home demolition on the following conditions: conditionally approve, plant and maintain 2 30 gallon native trees. Plant and maintain evergreen trees/shrubs to rear to screen. Staff to review upon completion to determine if sufficient 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. Please contact Harris County for any additional permitting requirements. Verify all Centerpoint Energy easements as they may differ from the covenant easements. 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 motion carried unanimously

7. Variance request for a proposed patio cover and paving that will exceed the maximum percent coverage of hard surface area allowed on the lot. Additionally, a proposed fence will not be set back a minimum of three feet from front façade of the garage.

Mark L Yniguez

15 Bluff Creek Court

Lot 73 Block 01 Section 04 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 home demolition on the following conditions:

Fence –approve as submitted. The motion carried unanimously

Patio Cover and paving –conditionally approve – remove portion of hard surface area (trash can pad), 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. Verify all Centerpoint Energy easements as they may differ from the covenant easements. 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. Access area must be restored to original condition. The motion carried unanimously

8. Variance request for a proposed batting cage that does not respect the 15 foot setback for the rear of the dwelling and may have an adverse impact to neighboring lots.

Samuel E Herod II

22 Weeping Spruce Court

Lot 05 Block 01 Section 84 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 home demolition on the following conditions: conditionally approve - Batting cage not to encroach upon the 5' side and 10' rear yard easements of the lot. Paint poles black or dark green. No lighting may be added for use of the batting cage. Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting to screen structure from the street view. If for any reason the staff receives an objection to the improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. A

recheck will be made in 120 days to determine if additional vegetation is needed to screen structure to lessen impact from the rear, right and/or front views. The motion carried unanimously

9. Request for variance for proposed driveway widening that exceeds the maximum width allowed and encroaches the 5' side easement.

Raul Mendoza

23 Indigo Bunting Place

Lot 50, Block 01, Section 13 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 home demolition on the following conditions:

Approve as submitted with or without contrasting borders, Max width to the right side not to project past the garage columns. 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

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

CEIL Group LP

Guarda Y Custodia CC Investments LLC

38 West Cove View Trail

Lot 28, 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 David Smith and seconded by Mary Funderburg to approve the home demolition 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

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

Gapamadi LLC

23 Forest Ravine Drive

The Woodlands, Texas 77375

Lot 05, Block 01, Section 33 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 home demolition 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

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

Allison Hulett

6 Ivy Garden Street

Lot 2, Block 3, Section 35 Village of Alden Bridge

RESOLVED PRIOR TO MEETING

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

German Vega & Georgina N Gonzalez

10 Orion Star Court

Lot 19, Block 1, Section 30 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 demolition on the following conditions:
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

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

Gary D Woo & Huong Kim Thi Nguyen

114 North Heritage Mill Circle

Lot 6, Block 1, Section 4 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 home demolition on the following conditions:

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

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

Alicia Zeringue

18 Winter Thicket Place

Lot 32, Block 1, Section 28 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 home demolition on the following conditions:

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 providing a passing final inspection for above ground spa and pergola from a qualified inspector as defined in The Woodlands Residential Development Standards)** 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

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

Talha R & Nadia K Ashraf

11 Strawberry Canyon Place

Lot 3, Block 1, Section 16 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 demolition on the following conditions:

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 shielding and/or directing lights on the rear and side of home down**) 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

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

Steen L & Rachel A Eriksen

22 Heron Hollow Court

Lot 23, Block 2, Section 13 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 demolition on the following conditions:

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

18. Consideration and action regarding the conditions set forth by the Development Standards Committee at their meeting of February 3, 2021 and review of the consequent submissions by the owner.

Jantzen and Tashanna 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 called in and addressed the Committee. It was TABLED by Arthur Bredehoft and seconded by David Smith. Owner must submit required documents as follows:

– Owner must submit required documents as follows:

- Detailed drainage plan showing the collection of the waterflow off the patio cover and the right rear corner of lot to street.
- Specific plans and application for the screening wall – location (should be attached or within close proximity & parallel to the patio cover), dimensions, specific plants – size and type.
- Detailed comprehensive landscape plan (by a licensed Landscape Architect) to provide screening to rear and side detailing the proposed and existing vegetation – rear and side landscape bed to be multi-tiered. Species type, and size to be noted on plans.
 - Submit renderings from neighboring properties point of view to show proposed landscape screening.
- Investigate feasibility and submit revised plans showing the following:
 - Reduce clear height one additional 1' from the 10' stated on plan to 9'
 - Reduce overhang from 4' to a maximum of 1'-2' overhang.
 - Remove the portion of the structure that encroaches into the rear easement.
- Staff to confirm all items shown above have been submitted prior to posting item on DSC agenda. All plans must show as built structures on property (pool, walkways, slide etc.). Submit in time for placement on April 21, 2021 DSC meeting. The motion carried unanimously.

19. Variance request for a swimming pool that exceeds the maximum water surface area allowed.

Edwin Reyes

19 Lufberry Place

Lot 37, Block 01, Section 12 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 swimming pool as follows:

Conditionally approve - Standard conditions must meet code and pass all inspections. 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 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. Access area must be restored to original condition.

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 forfeiture of the Compliance Deposit. The motion carried unanimously.

20. Variance request for a swimming pool that exceeds the maximum water surface area allowed.

David Fulford

90 North Pinto Point Circle

Lot 61 Block 01 Section 12 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve the swimming pool as follows:

Conditionally approve - Standard conditions must meet code and pass all inspections. Pool and decking may not encroach into any easement. Pool equipment may not be visible to street and neighboring properties.

Plant dense evergreen vegetation at least 4 feet tall at the time of planting as needed to screen pool equipment. Upon completion staff to determine if additional vegetation is required for screening.

Standard conditions must meet code and pass all inspections. 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 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. Access area must be restored to original condition.

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 forfeiture of the Compliance Deposit. The motion carried unanimously.

21. Request for variance for proposed front door that does not meet the Liberty Branch Guidelines.

Maricris Felicidadario

18 Burgess Bend Way

Lot 02, Block 04, Section 33 of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. This item was TABLED. Staff to survey how widespread metal doors are in Liberty Branch neighborhood. Staff to recommend appropriate door for committee to approve. It was moved by Arthur Bredehoft and seconded by David Smith to table till staff can survey the neighborhood for all metal doors and designs. The motion carried unanimously.

22. Variance request for a proposed patio cover that will not respect the rear 20 foot setback and the exterior material may not be architecturally compatible.

Floyd Broussard

67 South Fremont Ridge Loop

Lot 03, Block 02, Section 23 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and affected neighbor called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John Brown to conditionally approve the patio cover as follows:

Conditionally approve – Plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to screen to rear property. Staff to review upon completion to determine if sufficient screening. Standard conditions must meet code and pass all inspections. Patio cover and paving may not encroach into any easement.

Verify all CenterPoint Energy easements as they may differ from the covenant easements. 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. 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 forfeiture of the Compliance Deposit.

The motion carried unanimously.

23. Request for variance for a proposed patio cover with summer kitchen that exceeds the maximum hard surface area allowed and does not respect the 25' rear setback. Additionally, a proposed driveway widening exceeds the maximum hard surface area allowed.

Clayton Wene

11 Lenox Hill Drive

Lot 37, Block 01, Section 20 Village of IS(TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and affected neighbor called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by David Smith to conditionally approve the patio cover, summer kitchen and driveway as follows:

Driveway – Approved as submitted

Patio Cover - Conditionally approve – Plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to screen to left side of the structure. Staff to review upon completion to determine if sufficient screening. Standard conditions must meet code and pass all inspections. Patio cover and paving may not encroach into any easement. Submit a drainage plan by a Professional Licensed Engineer registered with the Texas Board of Professional Engineers or licensed landscape architect.

- Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property.
- Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets.

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. Verify all Centerpoint Energy easements as they may differ from the covenant 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 motion carried unanimously.

24. Variance request for existing bollard structures that are not allowable structures in the Street Right of Way.

Gene E Walker

26 Mulberry Glen Street

Lot 01 Block 01 Section 28 Village of Alden Bridge

ITEM WITHDREW PRIOR TO MEETING

IX. Consideration and action for proposed temporary signage in Street Rights of Way regarding notification of utility projects in various neighborhoods of The Woodlands Township.

THIS ITEM WAS TABLED It was moved by Arthur Bredehoft and seconded by David Smith. The motion carried unanimously.

X. 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 will be kept on the agenda and evaluated as things progress thru the year.

XI. Member Comments

David Smith asked when will the DSC committee start to meet in person? Since this was not on the agenda it could not be discussed. It will be put on the agenda for April 7, 2021 meeting.

XII. Staff Reports

No reports

XIII. Adjourn

Chair Arthur Bredehoft asked for a motion to adjourn. John Brown made the motion and John Anderson seconded. The meeting was adjourned at 9:00 p.m.