

Development Standards Committee via video conference.

July 7, 2021 at 5:00 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, TX 77381

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

Staff Present: Neslihan Tesno and Kimberly McKenna

I. Welcome/Call Meeting to Order.

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

II. Public Comments

No public comments

III. Consideration and action regarding the minutes of the meeting June 2, 2021.

Motion to approve the minutes of the June 2, 2021. 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 items recommended for Summary Action.

Staff presented the Commercial as prepared by Staff. The Commercial Summary List consisted of Items A and E were removed from Summary and put in Review, Items B and C withdrawn prior to meeting, D, F, G, and H, remained in summary. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.

Staff presented the Residential Summary List consisted of Items 2, 4-23, 25 and 28. Items 1 and 3 were heard in review, item 24 was tabled prior to meeting. It was moved by David Smith and seconded by Mary Funderburg 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 recessed to Executive Session at 5:13 p.m.

VI. Reconvene in Public Session.

The Committee reconvened in Public Session at 5:50 p.m.

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

- A. Consideration and action for the proposed light pole banners that will advertise The Woodlands and include two logos and business names.

The Woodlands Township
2801 Technology Forest Boulevard
Lot 0200 Block 0599 Section 0999 Village of Research Forest

This item was heard by the full Committee. The staff provided the Committee with a presentation. it was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- The Eighty (80) banners within the CSC jurisdiction are conditionally approved to be replaced with a revised version of the proposed banner. Both the existing Water Arts District Banners and the existing Lifestyle banners are to be replaced as submitted.
- Banners stating “#1 Best City -To Live In- America” is conditionally approved with the added year “2021”so as to define the statement to a particular time in which the reward was announced.

- The Niche name and logo are to be reduced to approximately 1/3 of the proposed size and rotated to be located adjacent to the imprinted banner. The added year should be presented where the Niche name and logo are currently proposed.
- Any banner approval does not negate the requirement to comply with previous CSC Committee Action Recommendations.
- Banners are not approved on Developer light poles along the waterway. 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.

The motion carried. John Anthony Brown abstained from the vote.

A revised motion was made by Bob Adams and seconded by Robert Heinemann to approve on the following conditions:

- All light pole banners are approved in the provided locations as specified on the maps.
- Banners stating "The Woodlands #1 Best Community to Live in America" is conditionally approved with the added year "2021" so as to define the statement to a particular time in which the reward was announced.
- The Niche name and logo are to be reduced to approximately 1/3 of the proposed size and rotated to be located adjacent to the imprinted banner. The added year should be presented where the Niche name and logo are currently proposed.
- Signs must be removed after the year 2022 or reapplied for additional time for display.
- Reduce the scale of The Township logo. DSC designee to review the reduction in The Township logo.
- Any banner approval does not negate the requirement to comply with previous CSC Committee Action Recommendations.
- Banners are not approved on Developer light poles along the Waterway.
- 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.

The motion carried. John Anthony Brown abstained from the vote.

B. Variance request to install a drive that will encroach into the forest preserve.

8800 Technology Forest Place LLC

4000 Research Forest Drive / 8800 Technology Forest Place

Lot 0240 Block 0547 Section 0000/Lots 9024,9046 Block 0051 Section 0999 Village of Research Forest

WITHDRAWN

C. Consideration and action for the proposed site demolition plan.

8800 Technology Forest Place LLC

4000 Research Forest Drive / 8800 Technology Forest Place

Lot 0240 Block 0547 Section 0000/Lots 9024,9046 Block 0051 Section 0999 Village of Research Forest

WITHDRAWN

D. Consideration and action for a permanent monthly event and banner.

Creekside 2012 Commercial LLC / Lovebeans Coffee House

8522 Creekside Forest Drive, Suite D100

Lot 0515 Block 0509 Section 0386 Village of Creekside 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 on the following conditions:

- The event is limited to 9 am - 1 pm every 3rd Saturday of each month, excluding holidays, and Lovebeans/ Beth Ferester Company shall re-apply if they desire to continue the event in 2022 and every year thereafter.

- Applicant is approved to reschedule the July event to the 4th Saturday of the month. In the event, future dates are to be rescheduled, applicant is to notify The Woodlands Township staff prior to the date change.
 - The approval allows for one (1) 10'x10' Pop-up tent with one (1) 2'x6' charity-specific banner to be displayed per event. No signage for Lovebeans Coffeehouse or any other vendor is permitted on the tent.
 - A variance to allow vendors point-of-sales is approved. Lovebeans Coffeehouse shall sell merchandise within their leased space.
 - Vendors are permitted to erect displays and POS on the sidewalks of the applicant's business only and must ensure ADA clearances are provided.
 - The event displays must not spill into the common courtyard area.
 - All items must be removed, stored, and not visible to public view immediately following the event.
 - Event tables/racks shall only be erected under the awnings of Beth Ferester Company and Lovebeans Coffeehouse.
 - The Shopping Center Landlord may apply for the event to expand to other areas and businesses if desired.
 - The approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.

E. Consideration and action for the proposed addition to the existing clubhouse including a covered patio.

CC Woodlands LLC / Player Course

8900 Sterling Ridge Drive

Lot 0701 Block 0499 Section 0046 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- The applicant is conditionally approved for a permanent improvement to close in an existing patio (831 SF) for additional interior dining space and a new foyer and to add new covered patio space (963 SF).
- Architect to provide a Letter of Code Compliance to ensure that restrooms meet code fixture counts with the added interior square footage and seating capacity.
- Materials are to match existing stucco, stone, shingle roof, and doors & windows.
- Window and door frame systems to match the existing black color. No mirrored glass is permitted.
- Provide details for the upper dark wood screening panels at the covered patio as shown in the project exterior renderings.
- Any trees to be removed are to be replanted near the area of improvement. Any tree needing replaced shall be done so by caliper inch per inch if new trees are required.
- Provide cut sheets and additional details for any new exterior tables, chairs, patio furniture, heaters, fans, lighting, etc.
- No signage is approved at this time.
- Provide a landscape plan for new landscaping around the new patio space and key areas as indicated. Note any trees to be relocated and new vegetation.
- All new plantings require a permanent irrigation system concealed from view.
- No other exterior modifications are approved other than specifically submitted and approved within this written approval. All exterior changes must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- The approval of the committee does not constitute the approval of the other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

F. Variance request for the proposed building sign that includes a logo that exceeds the maximum size allowed and return colors and letter type that do not comply with the shopping center criteria.

Centro NP Holdings 12 SPE LLC / Partners Elite Dental Laboratory Services

9420 College Park Drive, Suite 240

Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

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

- The logo is approved as presented at approximately 21% of the message area. The configuration appears balanced and comparable to adjacent signage.
- A variance for 1-inch thick Flat-Cut-Out Acrylic is permitted. Height and width of letter to remain as presented.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or previously approved.
- All exterior signage 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 any other entities. It is the Owner's responsibility to obtain those approvals.

The motion carried unanimously.

G. Variance request for the proposed replacement of four dead trees with species not on the approved planting list.

Cortes Real Properties / Hourglass Surgery Center

12721 Sawmill Road

Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill

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

- Installation must be in accordance with the approved plans.
- Owner is to irrigate and maintain the newly planted areas.
- Staff is granted the authority to approve the variance for Vitex Agnus Castus on future submittals in The Woodlands Township.
- Must comply with Commercial Planning and Design Standards.
This approval does not constitute the approval of the other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

Haidar Estates LLC / Plush Nail Bar

9940 Woodlands Parkway, Suite 100

Lot 9940 Block 00078 Section 0046 Village of Sterling Ridge

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

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

1. Request for rehearing regarding a previously acted upon existing patio cover with integrated summer kitchen and fireplace that encroaches into the thirty-foot rear setback and five-foot side easement and may cause an impact to adjacent properties.

Timothy Manherz

78 North Berryline Circle

Lot 40, Block 02, Section 35 Village of Panther Creek

This item was heard by the full Committee review with a presentation. It was then moved by Arthur Bredehoft to accept new information for rehearing. Motion failed for lack of second.

David Smith motioned to deny request of rehearing based on not enough new information. Motion from previous meeting on 04/07/21 stands. It was seconded by Mary Funderburg. Arthur Bredehoft was opposed, all other were in agreement.

2. Consideration and action for the proposed house demolition.

Adrian Aguirre Ojeda and Miriam Georgina Perez Lamadrid Campoy

25 Huntsman's Horn Circle

Lot 12, Block 01, Section 35 Village of Grogan's Mill

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

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

- Erosion, Debris Containment and Construction fencing installation. Owner must contact the staff to inspect and verify installation of fencing and removal of fencing.
- Temporary security barrier fencing as needed.
- Tree protection fencing
- Completion time
- Hours of Operation
- Once demolition is complete and the lot is in good order and repair. Demolition must meet code and pass final inspection.
- Access must comply with Standards and submitted site plan.
- Owner will ensure routine maintenance on site for trash and debris removal and site cleanup.
- Hours of Operation must be in compliance with the Residential Development Standards. (Monday – Friday 7am to 7pm/ Weekends and Holidays 8 am to 7 pm.)
- Post demolition the owner shall ensure maintenance (mowing, edging, weeding and bed definition) of the property in good order. Additionally, owner to ensure lot drainage per the Standards and Texas Water Code. Lot must be maintained in good order and repair.
- Comply with the Residential Development Standards.
Approval by this committee does not constitute approval by any other entity. It is the owner's responsibility to obtain those approvals where necessary.
The motion carried unanimously.

3. Variance request for the conceptually proposed new home construction that will encroach into the seven-foot side setback and will exceed the maximum hard surface area and living area allowed.

Adrian Aguirre Ojeda and Miriam Georgina Perez Lamadrid Campoy

25 Huntsman's Horn Circle

Lot 12, Block 01, Section 35 Village of Grogan's Mill

This item was heard by the full Committee. The staff provided the Committee with a presentation it was moved by David Smith and seconded by Mary Funderburg to approve the concept on the following conditions:

Owner must redesign the property so that the overall hard surface area does not exceed 5% over the maximum allowed, or no more than 45% total hard surface on the lot.

Additionally, at the time of the final submission for new home construction the owner must submit the following:

- A complete and comprehensive application for all improvements proposed, including comprehensive architectural plans, marked survey/site plan and in accordance with the Standards.
 - A comprehensive drainage plan and landscaping plan in accordance with the Standards. Landscaping plan should include a minimum of 4–30-gallon Native trees on the lot.
 - A construction timeline in accordance with the Standards. Request for additional time must be reviewed for approval.
 - The 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. The lot may require some sod or other acceptable ground cover to impede erosion concerns.

Please be advised new home construction at the time of permitting must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:

- Hours of Operation for Construction
- Access and Safety.
- Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
- Keeping of Contractor Vehicles on the lot.
- Continued maintenance of the lot in good order and repair.
- Adherence to drainage plan, installation, inspection and certificate of completion installation and inspection.
- Dumpster or other waste containers stored on site
- Portable Restroom Facilities stored on site.
- Must provide parking in a garage or covered areas in accordance with the Standards.

- All improvements will be required to 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.

4. Variance request for the proposed house demolition proposed without construction fencing.

White Sundance Re 6 LLC

79 Huntsman's Horn Circle

Lot 36, Block 01, Section 35 Village of Grogan's Mill

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

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

- Erosion, Debris Containment and Construction fencing installation. Staff to confirm erosion fencing and tree protection fencing prior to permit issuance.
- Temporary security barrier fencing as needed.
- Tree removals: only the palm trees marked #1-4 are approved for removal. All other trees must be protected by tree protection fences.
- Completion time: Demolition to be complete within 10 days from commencement.
- Hours of Operation
- Demolition should include the arbor structure at the rear of the lot.
- Access must comply with Standards and submitted site plan.
- Owner will ensure routine maintenance on site for trash and debris removal and site cleanup.
- Hours of Operation must be in compliance with the Residential Development Standards. (Monday – Friday 7am to 7pm/ Weekends and Holidays 8 am to 7 pm.)
- Post demolition the owner shall ensure maintenance (mowing, edging, weeding and bed definition) of the property in good order. Additionally, owner to ensure lot drainage per the Standards and Texas Water Code. Lot must be maintained in good order and repair.
- Comply with the Residential Development Standards.

Approval by this committee does not constitute approval by any other entity. It is the owner's responsibility to obtain those approvals where necessary.

The motion carried unanimously.

5. Variance request for a proposed master closet expansion that encroaches into the twenty-five-foot rear building setback.

Dave Rupp

3003 N Millbend Drive

Lot 06, Block 05, Section 07 Village of Grogan's Mill

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

- Improvements must meet code and pass final inspection.
- Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards

Owner must plant and maintain vegetation at the rear/side of the lot to soften the view of the expansion from the street.

The motion carried unanimously.

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

Emily Fullerkelsch

4 South Cypress Pine Drive

Lot 30, Block 05, Section 05 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then 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.

The motion carried unanimously.

7. Request for variance for proposed swimming pool that exceeds the maximum water surface area allowed.

Brandon Robelia

58 Wyatt Oaks Drive

Lot 66, Block 02, Section 22 Village of Creekside Park West

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve on the condition it must meet code and pass all inspections.

Plant and maintain 2 native 30-gallon trees in rear yard. Pool and decking may not encroach into any easement.

Verify all Centerpoint Energy easements as they may differ from the covenant easements. Comply with 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. Access area must be restored to original condition .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. The motion carried unanimously.

8. Request for variance for proposed patio cover with a fireplace that may have negative neighbor impact due to height.

Enrique Heredia

42 Blairs Way

Lot 04, Block 01, Section 23 Village of Creekside Park West

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve on the condition that the chimney on fireplace must be reduced in height as low as code will allow to lessen neighbor impact. Resubmit revised and final plans. Staff to review upon completion to determine if evergreen screening is needed. Standard conditions must meet code and pass all inspections. Staff to review upon completion to determine if any screening needed. 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. 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. The motion carried unanimously.

9. Request for variance for proposed swimming pool that exceeds the maximum water surface area allowed.

Nickolas Edel

11 Garden Path Place

Lot 16, Block 01, Section 09 Village of Creekside Park West

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve on the condition the homeowner Plant and maintain 4 native 30 gallon trees. Staff to review upon completion to determine if evergreen screening is needed. Standard conditions must meet code and pass all inspections. Staff to review upon completion to determine if any screening needed. Comply with 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. Access area must be restored to original condition. 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. The motion carried unanimously.

10. Request for variance for proposed patio cover that does not respect the 25 foot rear setback.

William Tetreault

23 Ambrosia Place

Lot 28, Block 03, Section 13 Village of Indian Springs (TWA)

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve on the condition: Staff to review upon completion to determine if evergreen screening is needed. Standard conditions must meet code and pass all inspections. Staff to review upon completion to determine if any screening needed. 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. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

11. Request for variance for a proposed patio cover with fireplace that does not respect the 20 foot rear setback.

Daniel Toussaint Santos

12 Violet Sunset Lane

Lot 07, Block 02, Section 38 Village of Creekside Park West

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve on the Standard conditions, must meet code and pass all inspections. Plant and maintain 2 native 30-gallon trees in rear yard. Pool and decking may not encroach into any easement. Verify all Centerpoint Energy easements as they may differ from the covenant easements. Comply with 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. Access area must be restored to original condition. 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. The motion carried unanimously.

12. Request for variance for a proposed patio cover with summer kitchen & fireplace that will not respect the 30 foot rear setback.

Philip and Angela Block

35 East Black Knight

Lot 10, Block 03, Section 77 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve on the condition: Staff to review upon completion to determine if evergreen screening is needed. Standard conditions must meet code and pass all inspections. Staff to review upon completion to determine if any screening needed. 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. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

13. Request for variance for a proposed Fence that will exceed the maximum height allowed.

Carlos Cantu

102 North Concord Valley Circle

Lot 05, Block 02, Section 25 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve as submitted. The motion carried unanimously.

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

Karina Orrantia

ESVS Group LLC

59 South Crisp Morning Circle

Lot 0015, Block 0001, Section 0093 Village of Alden Bridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve 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 July 2022. 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.

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

Daniel J & Janet C Egizi

138 West Drifting Shadows Circle

Lot 52, Block 1, Section 7 Village of Harper's Landing at College Park

This item was heard by the Committee under the summary list as presented by staff. It was then 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 trailer 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.

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
ATRCC LLC N Apple Springs Circle Series
89 North Apple Springs Circle
Lot 43, Block 1, Section 59 Village of Alden Bridge
This item was heard by the Committee under the summary list as presented by staff. It was then 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 trash and recycle cart 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.
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Shelly Felton
76 Benton Woods Court
Lot 2, Block 1, Section 43 Village of Alden Bridge
This item was heard by the Committee under the summary list as presented by staff. It was then 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 trash and recycle cart out of public view and by submitting an application and obtaining approval for new pool barrier fence**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Andrew Fisher
210 North Wimberly Way
Lot 27, Block 1, Section 3 Village of Harper's Landing at College Park
This item was heard by the Committee under the summary list as presented by staff. It was then 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 seasonal lighting from 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.
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Patricia Hallmark

239 Fairwind Trail Court

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

This item was heard by the Committee under the summary list as presented by staff. It was then 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 boat, trailer, and trash and recycle cart 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.

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

Guillermo A Cervantes Luna

94 North Westwinds Circle

Lot 21, Block 1, Section 67 Village of Alden Bridge

This item was heard by the Committee under the summary list as presented by staff. It was then 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 trash and recycle cart and debris (cushions on left side of home) 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.

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

Jean R Mann

63 West New Avery Place

Lot 74, Block 1, Section 26 Village of Alden Bridge

This item was heard by the Committee under the summary list as presented by staff. It was then 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 algae/mold 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 carried 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.

Samuel P McBirney

23 Rosewater Place

Lot 4, Block 2, Section 9 Village of Indian Springs (TWA)

This item was heard by the Committee under the summary list as presented by staff. It was then 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 boat, trailer, and canopy 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.

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

Nora A Walter

7 Capshaw Court

Lot 26, Block 2, Section 1 Village of Harper's Landing at College Park

This item was heard by the Committee under the summary list as presented by staff. It was then 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 trash cans from public view and by submitting an application and obtaining approval for new fence**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion 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.

Daniel & Emily Zaleski

15 Whitbarrow Place

Lot 4, Block 1, Section 28 Village of Creekside Park West

TABLED PRIOR TO MEETING

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

Staci Prall

91 North Delta Mill Circle

Lot 44, Block 1, Section 1 Village of Harper's Landing at College Park

This item was heard by the Committee under the summary list as presented by staff. It was then 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 submitting an application new roof**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion 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.

William Dale Whiteman

10 Rockledge Drive

Lot 24, Block 1, Section 63 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by David Smith – the DSC directed Owner/Resident to reduce

nuisance impact within the next 30 days by keeping garage door closed during workouts, no working out activity on driveway-it should all be contained in garage, Resident to attempt Mediation with Affected Neighbors through Montgomery County Dispute Resolution Center. Staff to update DSC in 30 days as to progress. If a nuisance persists after 30 days, then the DSC will review to decide whether to proceed with legal action. The motion carried unanimously.

27. Request to appeal the forfeiture of a compliance deposit for a pool.

Gurjeet Jauhar

99 East Black Knight Drive

Lot 4 Block 4, Section 77 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by David Smith to deny appeal. The motion carried unanimously.

28. Request for approval of a new home construction and possible variance request for encroachment of the dwelling into the side 15 foot setback.

Jonathan C Johnson and Lisa D Katz-Johnson

38 West Bracebridge Circle

Lot 12, Block 3, Section 21 Village of Indian Springs

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

OWNER MUST UPDATE CONSTRUCTION TIMELINE - In accordance with the Standards.

• *Post demolition the owner shall ensure maintenance (mowing, edging, weeding and bed definition) of the property in good order. Additionally, owner to ensure lot drainage per the Standards and Texas Water Code. Lot must be maintained in good order and repair.*

• *Comply with the Residential Development Standards.*

• *Meet code and pass inspections - update staff of the inspections scheduled for periodic review of the property to confirm compliance.*

• ***Plant and maintain 10 30 gallon native trees – should be included on the landscape plan.***

• *Submit final sealed plans for structure, landscape, and drainage plans.*

• *Comply with drainage plan*

• *Submit compliance deposit.*

• *Comply with submitted renderings and sample materials.*

• *Approval by this committee does not constitute approval by any other entity. It is the owner's responsibility to obtain those approvals where necessary.*

• *All conditions must be met within one year of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.*

MUST MAINTAIN FENCING REQUIREMENTS:

• *Erosion and Debris Containment Fencing:*

Perimeter fencing for erosion control, such as silt fence or filter fencing must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction.

• *Tree Protection Fencing:*

Fencing to provide tree protection must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.

• *Construction Fencing:*

Construction fencing must be installed around the demolition area and allow for an access route if tractors or other machinery are to be used in the work. Perimeter fencing must be installed as a six (6) foot tall chain link protective fence with green screen material, located around the perimeter of the site but not beyond the property line. Protective

fencing must remain in place throughout the construction process and until the final inspection report is received or by the Plan Review Committee or it's designee for requests for removal prior to the final permit.

- *Temporary Security Barrier Fencing (as applicable): Security barrier fencing must be installed and maintained in compliance with the International Residential Code for all properties with swimming pools, hot tubs, spas or ponds, during demolition and new construction.*

COMPLY WITH HOURS OF OPERATION:

The work must be done during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. Hours of construction for exterior work are limited to: Monday through Friday: 7 a.m. to 7 p.m. Weekends and Holidays: 8 a.m. to 7 p.m.

The Plan Review Committee or its designee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis.

DUMPSTERS OR OTHER WASTE CONTAINERS:

Dumpsters or other waste containers must be stored on the driveway. During periods of reconstruction, repair or remodel dumpsters may be stored in a location other than the driveway, provided the location is applied for and approved in advance by the Plan Review Committee or it's designee. Dumpsters may be stored for a period not to exceed 120 days. If additional time is needed a request for an extension will be considered by the Plan Review Committee or its designee.

TEMPORARY PORTABLE RESTROOM FACILITIES:

Portable restroom facilities must be located in a rear or side yard when possible, and not cause an unreasonable or disproportionate impact on adjoining properties. During periods of reconstruction, repair or remodel a portable restroom facility may be stored on the lot for a period not to exceed 120 days.

IMPROVEMENT REQUIREMENTS:

All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot and maintained in good order and repair. Improvements are to be used for their stated use only.

VEHICLES:

All contractor and construction vehicles for the purposes of the improvements or renovations on the lot are encouraged to be parked entirely on the owner's lot and not obstruct any traffic in the road. This does not include temporary parking, such as delivery of materials.

ACCESS:

If construction work requires access through adjacent property (an open space reserve, drainage easement or vacant lot), written permission from the property owner and a pre-construction photo of the proposed access route must be included with the plan approval application. The owner must complete an access agreement through The Woodlands Township.

The motion carried unanimously.

29. Consideration and action to appeal the Residential Design Review Committee decision to Table a proposed detached structure that does not respect the rear 15 foot setback

Andrew Edmondson

31 Lively Oaks Place

Lot 21 Block 01 Section 10 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by David Smith and seconded by Arthur Bredehoff to approve as submitted on the condition the owner: Plant and maintain one native 30 gallon tree. Plant and maintain evergreen vegetation on the side and rear to lessen impact to neighboring properties. Vegetation must be evergreen trees or shrubs at least 7' in height at time of planting for immediate screening. Staff to review upon

completion to determine if sufficient screening . 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. The motion carried unanimously.

30. Request for approval of a Home Business -Sales of home and party goods, that may require a variance for percentage of the home used for the business.

Maria D Echeverry

118 Zephyr Bend Place

Lot 29, Block 01, Section 04 Village of College Park in Grogan's Forest

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by John Brown approve as presented on the conditions the home business does not take up more than 25% of the home, must ensure that no odors, dust or pollutants emanate to any adjacent property and owner to submit confirmation that lease allows for a home business. The business must remain in compliance with the Standards. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 1 year and the owner must reapply for a Home Business renewal no later than July 2022. The motion carried unanimously.

31. Request for variance for proposed swimming pool that does not respect the rear ten foot easement.

Enrique Heredia

42 Blairs Way

Lot 04, Block 01, Section 23 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by John Brown as follows:

Conditionally approved that the pool is moved out of the easement, submit revise plans and survey – staff to review for compliance. Additionally, plant and maintain one 45 gallon native tree and 2 30 gallon native trees – Standards Conditions. Meet code pass inspections, Harris County, Drainage etc. After discussion with owner the original motion was rescinded, and it was moved by Arthur Bredehoft and seconded by John Brown to Table till next DSC meeting - staff/owner to investigate the rear easements on the property. The motion carried unanimously.

32. Request for variance for existing pool bath that may have neighbor impact

David Carson

15 Larkspur Trail

Lot 63, 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. It was then moved by David Smith and seconded by John Brown to conditionally approve as follows: structure to match materials of the home, Plant and maintain evergreen tree/shrubs at least 7' tall at time of planting to the rear of structure along the side property line. Staff to review upon completion to determine if sufficient screening. Meet code pass inspections. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition. 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.

33. Request for variance for proposed patio cover with summer kitchen & retaining wall that will not respect the 25 foot rear or the side 6 foot setback. Additionally, the improvements will exceed the maximum allowed Hard Surface Area.

George Barrett

110 Garnet Bend

Lot 09, Block 01, Section 08 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by David Smith to disapproved – submit revised plans not to exceed the existing HSA and reducing the amount of encroachment into setback. Recommend moving structure closer to house over existing step area. The motion carried unanimously.

34. Request for variance for an existing pergola and patio/walkway that do not respect the side five foot easement, and the paving is not located at least 12 inches from the property line and exceeds hard surface allowed.

Carlos Roas

11 North Bantam Woods Circle

Lot 03 Block 03, Section 06 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by John Brown that the Pergola was disapprove – remove within 30 days. Paving –approve as submitted - Approval by this committee does not constitute approval by the additional entities. It is the owner’s responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

35. Request for variance for Concept approval of a proposed circular driveway that will exceed the maximum hard surface area allowed for the lot. Additionally, the proposed home garage construction will exceed the maximum living area allowed for the lot per the Neighborhood Criteria for Section 13 of Alden Bridge and the Initial Land Use Designation and improvements will exceed the maximum hard surface area allowed.

Frank W Morgan

138 North Taylor Point Drive

Lot 49 Block 01 Section13 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by David Smith as follows:

HOME/GARAGE - Not to exceed the amended maximum ILUD as approved by the Development Company – 4600 square feet, Owner must get 2/3rds approval (notarized signatures) of all owners within Section 13 of Alden Bridge to amend the ILUD. Documentation must be submitted and reviewed by Township staff prior to permit issuance.

Submit all final sealed plans, documents, deposits and applications must be submitted for review by staff. Meet code and pass inspections.

The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract.

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.

Driveway – Approve on the conditions as follows: maximum driveway of 12’, Remove 3 trees and plant 3 30 gallon native trees, Submit landscape plan for front yard showing beds with evergreen plants/shrubs to screen and soften view of circular driveway. . The motion carried unanimously.

IX. Consideration and action to modify the pre-approved fence designs to allow for a newly proposed design Board on Board design.

The committee voted to adopt the “Board on Board” design fence as one of the pre-approved fence designs. This allows staff to staff approve this design, provided it is complaint with all components of the fence standards, effective immediately. Attached is the presentation to the committee which includes the motion and an example of the design. For questions or concerns regarding this design please feel free to reach out to your manager. When the time comes

to adopt a revised standard we will incorporate the design into the Standards, including a sketch and it's own type, like "J" or "K".

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.

None added at this time

XI. Member Comments

Staff to present soon timeline for undertaking standard reviews and any items that need to be relooked at and possible modification to a current standard or proposed new standard.

XII. Staff Reports

None at this time

XIII. Adjourn

Chair Arthur Bredehoft asked for a motion to adjourn. David Smith made the motion and John Anderson seconded. The meeting was adjourned at 9:40 p.m.