

Development Standards Committee

December 6th, 2017 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Deborah Sargeant, Robert Heineman, Ken Anderson, Walter Lisiewski, John Anderson

Staff Present: Kimberly McKenna, Chris Feist, Joe Hans, Sharon Davis, Kathleen Eaton

Legal Counsel Present: Bret Strong

I. Welcome/Call Meeting to Order.

The meeting was called to order by Deborah Sargeant at 5:00 p.m. The committee recessed briefly at 6:47 to attend an agenda item that was being acted on in The Woodlands Township Board of Directors meeting. The Committee returned to the meeting at 6:59p.m.

II. Consideration and action regarding the minutes of the meeting of November 1, 2017.

The minutes were reviewed by the committee. It was then moved by Walter Lisiewski and seconded by Ken Anderson to approve the minutes for the meeting of November 1, 2017 as presented. The motion carried.

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

The Committee convened in executive session at 6:59 p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

IV. Reconvene in Public Session.

The Committee reconvened in public session at 7:29p.m.

V. Consideration and discussion regarding Consideration regarding the Commercial Planning and Design Standards related to Forest Preserve clearing requests and the interpretation of view corridors based upon different types of commercial properties.

The committee reviewed the commercial areas where clearing and visibility have become contentious. It was identified in many cases the view corridor does not resolve the issue of visibility or acknowledgment of where to turn. It was then determined the staff should provide the materials presented to the Committee to the Community Standards Committee and Development Review Committee staff in order to collaborate on a revised Standards to address Forest Preserves and their preservation.

VI. Consideration and Action of the Commercial Applications and Covenant Violations in Section VII recommended for Summary Action.

These items were reviewed by the full committee. The list consisted of items D, H, and J through N. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

VII. Consideration and Action of the Commercial Applications and Covenant Violations. SEE ATTACHED EXHIBIT A

VIII. Consideration and Action of the Residential Applications and Covenant Violations in Section IX, recommended for Summary Action.

These items were reviewed by the full committee. The list consisted of items 5 through 15, 17 through 19, 21 and 22. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

**IX. Consideration and Action of the Residential Applications and Covenant Violations.
SEE ATTACHED EXHIBIT B**

X. Public Comments

There were no public comments.

XI. Member Comments

There were no member comments.

XII. Staff Reports

There were no staff reports.

XIII. Adjourn

There being no further business it was moved by Deborah Sargeant and seconded by Walter Lisiewski to adjourn the meeting at 7:58 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Consideration and action regarding the final plans for the East Shore Place commercial development.
East Shore Place
203 East Shore Drive
Lot 0300, Block 0350, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to table this item. The motion carried unanimously.
- B. Variance request for the concept proposal of an exterior renovation to a storefront that does not meet the required colors and materials specified in the Pinecroft I & II Shopping Center Criteria.
CSHV Woodlands LP/ Bassett Furniture
1120 Lake Woodlands
Lot 0675, Block 0599, Section 0999 Village of Town Center
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by John Anderson to table this item. The motion carried unanimously.
- C. Variance request for the proposed sign package that includes vinyl decals that advertise products, are not the approvable color and include concessionaries, proposes a building sign that may exceed the maximum height allowed and proposes monument sign panels.
CSHV Woodlands LP/ Bassett Furniture
1120 Lake Woodlands
Lot 0675, Block 0599, Section 0999 Village of Town Center
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by John Anderson to table this item. The motion carried unanimously.
- D. Consideration and action regarding the addition of an emergency generator to the St. Teresa Center.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive / 7985 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the improvement meets code and passes final inspection, is installed in accordance with the manufacturer's specifications, is screened so that the generator is not visible from ground level from any adjacent street or property screening can occur with vegetation including perimeter screening of vegetation in the forest preserve. The timing of self-testing cycles of the power generator should be set to occur during daytime hours to not adversely impact neighboring properties and the committee may require additional remedies to reduce noise levels to acceptable levels if later determined to be needed. The motion carried unanimously.
- E. Receive, Consider and Act on the request for an extension of time to complete the Committee's conditions of approval related to the required modifications to the fence.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive / 7985 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation and representatives were present to address the committee. It was moved by Deborah Sargent and seconded by Ken Anderson to table the item until the December 20th DSC meeting and allow the church to present another sample and allow a request to appeal the conditions of approval from the November 15th DSC meeting. The motion carried unanimously.
- F. Variance request for a proposal to enlarge the view corridor clearing by exceeding the allowed measurement.
College Park Village Center (Riddhi Doshi @Finial Group)
3335 College Park Drive
Lot 0806 Block 0388, Section 0999 Village of College Park

This item was heard by the full committee. The staff provided the committee with a presentation. The committee reviewed the commercial areas where clearing and visibility have become contentious. It was identified in many cases the view corridor does not resolve the issue of visibility or acknowledgment of where to turn. It was then determined the staff should provide the materials presented to the Committee to the Community Standards Committee and Development Review Committee staff in order to collaborate on a revised Standards to address Forest Preserves and their preservation. It was moved by Deborah Sargeant and seconded by John Anderson to table this item until the revisions to the Standards have been adopted by all Committees. The motion carried unanimously.

- G. Variance request for a monument sign that does not meet the required text color as prescribed in the Criteria.
McAlister's Deli (College Park Village)
3335 College Park Drive
Lot 0806 Block 0388, Section 0999 Village of College Park
This item was heard by the full committee. The staff provided the committee with a presentation. Representative for McAlister's Deli and also the owner of the commercial parcel were all present to address the Committee. The Committee deliberated on the sign, the maintenance and variation in color attributing to its lack of visibility and well as possibly the placement of the monument sign. It was moved by Deborah Sargeant and seconded by Ken Anderson to table this item and reevaluate it after revisions to the Standards have been adopted by all Committees. The motion carried unanimously.
- H. Consideration and action regarding the existing building enclosure for the curbside grocery pickup program.
HEB Grocery
26500 Kuykendahl Road
Lot 0525 Block 0509, Section 0386 Village of Creekside
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski approve as submitted. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.
- I. Variance request for a sign package that includes the addition of two building signs, existing window/door vinyls that advertise services offered within the business and includes existing directional and parking signs.
HEB Grocery
26500 Kuykendahl Road
Lot 0525 Block 0509, Section 0386 Village of Creekside This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by John Anderson and seconded by Robert Heineman to conditionally approved subject to the following:
- One building sign is allowed. Building sign type "B" shall be installed on the wall directly above the door to the Curbside Pickup area. Building sign type "A" is not permitted.
 - Window Graphics permissible to keep include "HEB Curbside", "Partner Entrance Only", "No Cash on Premises" and hand gun regulatory text (Circled in green). All other window graphics to be removed as indicated (crossed out red). Remove all other window graphics.
 - Locate all approved window graphics to right side of (sliding) door.
 - A-frame sidewalk signs are not permitted. Remove signs.
 - Remove directional signs at indicated locations by removing the sign panel and five (5) sign poles to be cut at grade and capped as indicated on plan.
 - Parking Space Sign G686 shall be mounted in conjunction with an approved standard Handicap Accessible parking sign on a single sign post in front of designated space per plan.
 - No markings for the "Curbside" signage are to be made on the vehicular drives or parking lot surfaces.
- The motion carried unanimously.
- J. Variance request for the replacement of multiple tenant panels on two existing monument signs that may not match the building sign and includes logos that exceeds the maximum size allowed.
Pinecroft I
1440 Lake Woodlands Drive
Lot 8300 Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve on the condition the Pinecroft I monument sign new panels are installed in compliance with the signage criteria, installed flush with no gaps and no visible fasteners. Additionally, the signage openings must be protected from the environment during the time of panel modification or change-out. Finally, the Quizno's building sign and window graphics are to be changed to match the new monument panel. The permit may not be issued with the Quizno's tenant panel and project may not commence with the inclusion of the Quizno's Tenant Panel, until the CAD staff receives a completed application for the Quizno's tenant building signage and verifies the sign complies with the Commercial Planning and Design Standards. The motion carried unanimously.

K. Variance request for a building sign that exceeds the maximum size allowed.

Pinecroft I/Quizno's

1440 Lake Woodlands Drive

Lot 8300 Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve on the condition the owner submit a completed application form and sign specifications and renderings to ensure the building signs will match the monument sign panels proposed to be installed. The Quizno's building sign and window graphics are to be changed to match the new monument panel and all installation must be in accordance with the Commercial Planning and Design Standards. The permit may not be issued and the project may not commence until the CAD staff receives a completed application for the Quizno's tenant building signage and verifies the sign complies with the tenant panel submitted and the Commercial Planning and Design Standards. Any variations will cause both permits to be held and variations will require review and approval at the Development Standards Committee meeting. The motion carried unanimously.

L. Consideration and action regarding addition of a new monument sign panel.

Guardant Health

2700 Technology Forest Blvd.

Lot 9136 Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the following conditions: Monument panel color is to match adjacent panels so all are a consistent single panel color. Monument panel is to be installed flush with no gaps at the edges and no visible fasteners. Sign panel for "Black Forest Technology Park" should be refinished so there are no visible fasteners. Sign opening must be protected from the environment during the panel modification process. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

M. Consideration and action for the addition of a gazebo in the garden area.

Rigaku Americas Corporation

9009 New Trails Drive

Lot 6500 Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition no portion of the gazebo foundation encroaches into the adjacent forest preserve and no trees/vegetation will be removed. Must comply with the Commercial Planning and Design Standards. The motion carried unanimously.

N. Consideration and action regarding the addition of a new monument sign panel.

New Trails Surgical Center

9303 New Trails Drive

Lot 6600 Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the new tenant panel matches the existing panels in color and material. No exposed fasteners are allowed. Panel opening to be protected during panel modification. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

RESIDENTIAL ITEMS EXHIBIT B

1. Consideration and Action regarding the exterior lighting modification at the property and verification of compliance with the Standards.
Rittenhouse Baptist Church, Inc.
23 Treasure Cove Drive
Lot 36, Block 01, Section 24 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Robert Heineman to affirm the exterior lighting at 23 Treasure Cove Drive is in compliance with the Residential Development Standards. The motion carried unanimously.
2. Variance request for the conceptually proposed new home construction and related improvements that includes a walkway and driveway that would exceed the maximum width allowed and the driveway will be located within the ten-foot easement.
Guillermo Ritchey
2701 South Wildwind Circle
Lot 05, Block 09, Section 01 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. A representative was also present to address the committee. It was moved by Ken Anderson and seconded by Deborah Sargeant to deny the variance as presented. The motion carried unanimously.
3. Variance request for the proposed nine-foot trellis that would encroach into the side easement.
Paul Aubert
51 North Buck Ridge
Lot 14, Block 02, Section 29 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Ken Anderson and seconded by Deborah Sargeant to conditionally approve the proposed trellis #1 on the condition it is located within the carport and deny the proposed trellis #2 at the rear of the property. The motion carried unanimously.
4. Request by an affected neighbor to appeal the decision of the Grogan's Mill Residential Design Review Committee regarding an approved front yard lattice at 83 Lakeside Cove.
David Norton (Owner of the lattice)
83 Lakeside Cove
Lot 08, Block 03, Section 01 Village of Grogan's Mill, Lake Harrison
Rhonda Smith (Affected Neighbor appealing the Committee Action)
11 Black Cormorant Place
Lot 18, Block 01, Section 03 Village of Grogan's Mill, Lake Harrison
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Robert Heineman to affirm the RDRC action and approve the trellis as presented on the condition the owner maintain the existing vegetation and allow it to grow in order to soften and screen the view of the trellis from the street. The motion carried unanimously.
5. Variance request for the proposed swimming pool and spa that will exceed the maximum amount of water surface area allowed.
Nathan and Jenny Kim
34 Secluded Trail
Lot 09, Block 04, Section 01 Village of Grogan's Mill, Lakeside Cove
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the improvements meet code and pass final inspection. Additionally, the owner must plant and maintain 2 (30) gallon native evergreen trees for reforestation. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

6. Variance request for a proposed patio cover, fireplace and summer kitchen that would encroach into ten-foot side building setback and would exceed the maximum amount of hard surface area allowed.
John C Bulovas Sr
12 Ivy Pond Place
Lot 09, Block 02, Section 45 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve as presented on the condition the owner maintain the existing vegetation between the properties. All improvements must meet code and pass final inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
7. Variance request for a proposed room addition that was not considered to be compatible with the home and the neighborhood when reviewed and acted upon by the Residential Design Review Committee.
Ammar H Ansari
6 Petalcup Place
Lot 19, Block 03, Section 23 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the owner meets code and passes final inspection. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
8. Variance request for the proposed yard structure (utility box cover) that would be in the street right-of-way.
John Peter Casserly
10 Smokerise Place
Lot 03, Block 02, Section 06 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the landscape rock covering on the condition the owner plant and maintain native evergreen vegetation to soften and screen the view from the street and adjacent properties.
9. Variance request for a proposed putting green that will encroach more than five feet into the ten-foot rear and into the five-foot side yard easement.
Christopher R Hill
107 Wind Ridge Circle
Lot 11, Block 02, Section 30 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the owner installs the putting green in accordance with the specifications and the material is permeable. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
10. Variance request for existing walkway that does not respect the requirement to be located one foot away from the property line.
Glenn Davis
246 South Berryline Circle
Lot 02, Block 02, Section 36 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to deny the variance as consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the pavers or relocate the pavers in compliance with the Standards when the owner no longer owns the home, sells or transfers title or when the home is no longer the primary residence, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
11. Variance request for an existing play structure that encroaches into the ten-foot rear yard easement.
Ian N Dohalick
19 Summithill Place

Lot 31, Block 02, Section 10 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to deny the variance as consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the play structure or apply and obtain approval to relocate the improvement in compliance with the Standards before the owner no longer owns the home, sells or transfers title or when the home is no longer the primary residence, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

12. Variance request for an existing detached storage building that encroaches into the five-foot side and ten-foot rear yard easements.

Ian N Dohalick

19 Summithill Place

Lot 31, Block 02, Section 10 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to deny the variance as consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the detached building or apply and obtain approval to relocate the improvement in compliance with the Standards before the owner no longer owns the home, sells or transfers title or when the home is no longer the primary residence, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

13. Consideration and action to pursue legal action for outstanding Covenant violations.

Sharon Buchanan

27 Auburn Path Drive

Lot 07, Block 01, Section 47 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and removing yard debris**) 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 pursue legal action for outstanding Covenant violations.

Zhai & Minghua Li Mu

181 South Hollylaurel Circle

Lot 1, Block 2, Section 16 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds, removing yard debris and repairing/replacing damaged or missing pickets on 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.

15. Consideration and action to pursue legal action for outstanding Covenant violations.

Norberto C & Barbara Valdes
135 West Sundance Circle
Lot 19, Block 3, Section 59 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

16. Consideration and action to pursue legal action for outstanding Covenant violations.

Frank William Lewitsch
3 Windledge Place
Lot 44, Block 02, Section 18 Village of Cochran's Crossing
This item was withdrawn.

17. Consideration and action to pursue legal action for outstanding Covenant violations.

Randall M Kerbow II
47 South Stony Bridge Circle
Lot 52, Block 01, Section 10 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled after January 1, 2018. 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 pursue legal action for outstanding Covenant violations.

Eliezer Arce Jr
50 Treescape Circle
Lot 51, Block 01, Section 16 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled after January 1, 2018. 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 pursue legal action for outstanding Covenant violations.

Patricia Stapleton
23 Larks Aire Place
Lot 67, Block 01, Section 37 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled after January 1, 2018. 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 pursue legal action for outstanding Covenant violations.

Bruce A Robinson
16 Hollymead Drive
Lot 03, Block 01, Section 08 Village of Cochran's Crossing
This item was withdrawn.

21. Consideration and action to pursue legal action for outstanding Covenant violations.

Cesar Vargas
102 East Mistybreeze Circle
Lot 26, Block 06, Section 01 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled after January 1, 2018. 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 pursue legal action for outstanding Covenant violations.





Judith Barnes
67 North Pathfinders Circle
Lot 106, Block 06, Section 01 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled after January 1, 2018. 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.

Dec. 6, 2017

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
ISMAEL HERDERA	STATE SIGN/ COMET SIGN		HI	4:35	
Stephen Lemmhan	St. Anthony of Padua	7801 Bay Branch Drive	DE	4:36	
Lonny Duggan	ITB		HI	4:45	
Jim GARDMEYER	RARC				
Dyan Schopper	Final	8381 8381 Westview Houston	FG	4:45	
Riddhi Dasht	Final	8381 Westview Houston	FG	4:45	
Amy Reustra	Final Group	8381 Westview Houston	FG	4:45	
Chris Earhart	Neighborhoods Del	24611 Paver Cliff Tomball TX	FG	4:45	
Janine M. Braun	STAOP	7801 Bay Branch	DE	4:50	
John Bulboos	12	12104 Pond 77384	G	5:00	

DEVELOPMENT STANDARDS COMMITTEE MEETING OF Dec 6, 2017

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
RICHARD HERBST	MYSELF + 5 NEIGHBORS	2704 S. WINDING CIRCLE	2	5 PM	
ROBERT OLIVER	BAUCHER DESIGN GROUP	PINECROFT CENTER	3	5 PM	
JOE KILPATRICK	107 WIND RIDGE CIRC	CHRIS HILL →	9	5:14	
Glenn Davis	self	246 S. Bonyline	10	5:15pm	
Nathan Kim	self	34 Secluded Trail	5	5:30pm	