

Development Standards Committee

March 7, 2018 at 5:00 p.m.

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

MINUTES

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, Robert Adams, Brian Boniface and John A. Brown

Staff Present: Kimberly McKenna, Hennie van Rensburg, Chris Feist, Joe Hans, and Sharon Davis

Counsel Present: Bret Strong

I. Welcome/Call Meeting to Order.

The meeting was called to order by Walter Lisiewski at 5:01 p.m.

II. Consideration and action regarding the minutes of the meeting of February 7, 2018.

The minutes were reviewed by the committee. It was then moved by Brian Boniface and seconded by John Anderson to approve the minutes for the meeting of February 7, 2018 as presented. The motion carried unanimously.

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

These items were reviewed by the full committee. The lists consisted of commercial items I - M, Q & R. and residential items 3 - 7, 10, 12 - 17 & 19. It was moved by John Anderson and seconded by Brian Boniface to approve the Commercial Summary List as presented by staff recommendation. The motion carried unanimously. It was then moved by Brian Boniface and seconded by John A. Brown to approve the Residential Summary List as presented by staff recommendation. The motion carried unanimously.

IV. 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 6:27 p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

V. Consideration and Discussion regarding the status of the development of St. Anthony of Padua.

VI. Reconvene in Public Session.

The Committee reconvened in public session at 7:02 p.m.

**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.
SEE ATTACHED EXHIBIT B**

IX. Public Comments

There were no comments.

X. Member Comments

The structure of the DSC meetings was discussed among the members regarding meeting times and order.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

There being no further business it was moved by Walter Lisiewski and seconded Brian Boniface to adjourn the meeting at 8:18 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Variance request for the final approval for a monument sign update that does not meet the committee's conditions of approval.
Stepping Stones Preparatory Academy
11900 Crane Brook Drive
Lot 0115, Block 0499, Section 0046 Village of Indian Springs
This item was heard by the full committee. The staff provided the committee with a presentation. Owners for the business were present to address the committee. It was moved by Brian Boniface and seconded by Robert Heineman to approve the variance as presented. John Anderson abstained and Walter Lisiewski opposed. The motion carried.
- B. Variance request for a monument sign panel that includes a logo that is not trademarked.
Stepping Stones Child Care
10601 Falconwing Drive
Lot 0002, Block 0163, Section 0060 Village of Indian Springs
This item was heard by the full committee. The staff provided the committee with a presentation. Owners for the business were present to address the committee. It was moved by Robert Heineman and seconded by Brian Boniface to approve on the condition that a darker shade than "dovetail" is used as the background color and that the address is removed on the monument sign located on Woodlands Parkway. The motion carried unanimously.
- C. Variance request for the addition of a patio arrangement that includes seating, planters, speakers and lighting.
1701 Lake Robbins LLC/Blend Bar
1701 Lake Robbins Drive
Lot 2628, Block 0599, Section 0999 Village of Town Center
This item was heard by the full committee. The staff provided the committee with a presentation. Owners for the business were present to address the committee. The Committee inquired if the professional drawings had been submitted. It was noted the only drawings received were the hand drawings provided in the presentation. The Committee reiterated their original action requiring professional drawings. It was moved by Robert Heineman and seconded by John Anderson to table this item. The motion carried unanimously.
- D. Variance request for the addition of two directional signs that include a logo; and the logo is not the trademarked logo of the church but is the trademarked logo of the national organization in which the Church is a part.
The Woodlands Community Presbyterian Church
4881 West Panther Creek Drive
Lot 0305, Block 0045, Section 0045 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the church was present to address the committee. It was moved by John Anderson and seconded by Brian Boniface to conditionally approve the following directional signs: The directional sign on Oakcrest (sign "A") may have the logo. The directional sign in front of the Hendricks Education Building may not have the logo and the overall size of the sign must be reduced to meet the Commercial Planning and Design Standards. The motion carried unanimously.
- E. Variance request for the approval of the existing propane enclosures visible to the parking area.
HEB Grocery
3601 FM 1488 Road
Lot 2000, Block 0549, Section 0047 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the business were present to address the committee. It was moved by Robert Heineman and seconded by John Anderson to deny the variance as presented and require HEB relocate the propane tank enclosures behind a solid structure such as a wall or canopy enclosure. All propane tanks must be stored within the propane enclosures at all times. No tanks shall be left unsecured. Relocate propane tank enclosures to an area with a roof to cover and screening to keep enclosures from direct public view. The motion carried unanimously.

- F. Consideration and action for a temporary event that includes temporary signage in the Grogan's Mill Shopping Center.
 Grogan's Mill Retail Center GP, LLC
 2230, 2250, 2260 Buckthorne Place
 Lots 0410, 0480, 0855 Block 0547, Section 0006 Village of Grogan's Mill
 This item was heard by the full committee. The staff provided the committee with a presentation. Representatives were present to address the committee. It was moved by Robert Heineman and seconded by John Anderson to approve on the condition that the event is maintained within the specified area, that the event does not cause an impact to adjacent property and that the signage is only displayed for the duration of the event. The motion carried unanimously.
- G. Variance request for an existing sign package that includes a building sign with a tagline that is not part of the registered name and is in a color that does not comply with the criteria; and includes vinyl window graphics that exceed the size and subject matter allowed.
 Kumon
 8021 Research Forest Drive, Suite C
 Lot 0920, Block 0257, Section 0047 Village of Alden Bridge
 This item was heard by the full committee. The staff provided the committee with a presentation. The owner for the business was present to address the committee. It was moved by Robert Heineman and seconded by Brian Boniface to deny the variance as presented and require the owner to complete within 180 days the following: The owner must submit a building sign proof to confirm whether the sign meets criteria requirements to include construction type, lighting, colors and overall dimensions. The tag line "Math, Reading, Success" is used as a business service clarifier and is an approved variance on the condition the signage tag line is modified to be 5" depth, white R&H # 7328 acrylic face individual mount channel letters with LED white internal illumination to meet center criteria. Painted lettering is not permitted by the center criteria. The window graphics must conform to the center signage criteria, a tenant business name and logo must fit within a 144 sq. in. area. Recommend adding Business Name/Logo and emergency contact number. The window graphics reduce size of class information, testing and orientation info. To fit requirement of 144 sq. in. max. The director's name must be removed from window graphics. Include a contact number as permitted. Owner must submit a window graphics proof to confirm the window graphics meet the criteria requirements to include color, size and materials used. The motion carried unanimously.
- H. Variance request for the existing sign package that includes a building sign that utilizes a color that is not a part of the registered trademarked logo and door vinyl graphics that exceed the size allowed.
 Taco Nation
 8021 Research Forest Drive
 Lot 0920, Block 0257, Section 0047 Village of Alden Bridge
 This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Brian Boniface and seconded by Robert Heineman to conditionally approve on the following: Tenant business name and logo is registered with USPTO and approved for use. The color is not allowed per the center criteria. Revise red star with white R&H # 7328 acrylic. The tenant's "Hours of Operation" must fit within a 144 sq. in. area as indicated by the red box. The motion carried unanimously.
- I. Variance request for existing employee seating that not is located on an approved patio pad and within the confines of the tenant space.
 Taco Nation
 8021 Research Forest Drive
 Lot 0920, Block 0257, Section 0047 Village of Alden Bridge
 This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to deny as presented and require the exterior furniture be removed. Any exterior furniture must be located on a reviewed and approved patio pad within the confines of the tenant's leased space. In addition, all debris and site accessories not directly reviewed and approved are to be removed from view immediately. The motion carried unanimously.

- J. Variance request to allow for an existing building sign that includes colors that do not comply with the shopping center criteria and are not a part of the registered trademarked logo.
Dosey Doe
8021 Research Forest Drive, Suite F
Lot 0920, Block 0257, Section 0047 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve the building sign on the condition the sign is revised to be white R&H #7328 acrylic and the colors are removed. Any window graphics to be added in the future require review and approval prior to fabrication and installation. All paper/temporary signs must be removed from storefront windows. Any interior signs must be placed three (3) feet from inside the face of the glass or perpendicular to window. All installation must be completed in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
- K. Consideration and action for the addition of exterior furniture.
Dosey Doe
8021 Research Forest Drive, Suite F
Lot 0920, Block 0257, Section 0047 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve on the condition the tenant shall refinish the red furniture to be black so that all patio furniture matches. No business names or logos shall be permitted on tables or chairs. In addition, owner must power wash sidewalk, curbs and building corner concrete finish. All improvements must comply with the Commercial Planning and Design Standards. The motion carried unanimously.
- L. Variance request for a new tenant panel that includes a logo that is not a registered trademarked logo and tagline that is not part of the registered business name.
Timberloch Inc.
2202 Timberloch Place
Lot 0300, Block 0547, Section 0006 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve the tenant panel with the tagline as a business clarifier on the condition the logo is registered with either the US Patent & Trademark Office or the Texas Secretary of State within one year from the date of this approval (March 7, 2019) or the logo will require removal at that time. The background color of the tenant panels must match and there are to be no exposed fasteners. In addition, the sign base must be repaired or repainted to match the panels. Installation must comply with the Commercial Planning and Design Standards, including but not limited to the installation of a landscape bed around the sign. The motion carried unanimously.
- M. Variance request for a monument sign panel that includes a logo that is not trademarked.
Timberloch Inc
2002 Timberloch Place
Lot 0290, Block 0547, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve the tenant panel on the condition the logo is registered with either the US Patent & Trademark Office or the Texas Secretary of State within one year from the date of this approval (March 7, 2019) or the logo will require removal at that time. The background color of the tenant panels must match and there are to be no exposed fasteners. Installation must comply with the Commercial Planning and Design Standards, including but not limited to the installation of a landscape bed around the sign. The motion carried unanimously.
- N. Consideration and action for the addition of a new building sign.
Beds To Go
30420 FM 2978, Suite 480
Lot 0110, Block 0458, Section 0046 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve as presented on the condition that the store front facade must be fully

repaired and restored from any damage left from the removal of the previous tenant's building sign. Any other signage to be installed must be submitted for review and approval before any fabrication or installation. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

- O. Variance request for existing window and door graphics that exceed the number and size allowed.
Glade Gallery
24 Waterway Avenue
Lot 2640, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to withdraw this item. The motion carried unanimously.
- P. Variance request for existing vinyl door graphics that exceed the number allowed.
Vander Dys Fine Jewelers
24 Waterway Avenue, Suite #200
Lot 2640, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to withdraw this item. The motion carried unanimously.
- Q. Variance request for the approval of an existing building sign that does not match the monument sign and exceeds the size allowed.
Spirit of Texas Bank
30350 FM 2978
Lot 0125 Block 0458, Section 0046 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve as presented. A variance is granted for the building sign to exceed 36" tall as tenant is utilizing a logo/type only. Size was deemed appropriate so that "Spirit of Texas Bank" was legible. Installation and maintenance must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
- R. Variance request for temporary Easter banner located near the monument sign.
Crossroads Baptist Church
5000 College Park Drive
Lot 0100, Block 0319, Section 0067 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve as presented on the following conditions: The temporary event banner must be located within the owner's property line. No signs are to be located in the right-of-way. The sign may be displayed from March 22 through April 1. Signs must not exceed five (5) feet above grade in height and not exceed thirty-two (32) square feet in area. The variance is approved for multi-colored background. Background colors are representative of the subject holiday. Letter height must not exceed 12 inches in height. Reduce scale of "Easter" to meet the criteria. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

RESIDENTIAL ITEMS EXHIBIT B

1. Consideration and action of the revised landscaping plan and associated impact on the neighborhood and surrounding properties; and consideration and action of compliance with the conditions of approval for all previously permitted improvements on the lot, including but not limited to fountain, tennis court, sculpture walls and dog run.
Alexandro Rovirosa Martinez
47 North Longspur Drive
Lots 09 and 10, Block 04, Section 45 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 Walter Lisiewski and seconded by John A. Brown to approve on the condition that a final landscaping plan is submitted to staff for final review. Staff will continue weekly site visits. It was reported that the family is to move into the home at the beginning of May 2018. The motion carried unanimously.
2. Variance request for the existing painted brick was determined to be architecturally incompatible with other homes in the area when reviewed by the Panther Creek Residential Design Review Committee, and does not meet the Residential Standards.
Scott Hart
48 Sunlit Forest Drive
Lot 25, Block 01, Section 06 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to table this item. The motion carried unanimously.
3. Consideration and action for a proposed circular driveway.
William Christopher Bowling
18 West Legacy Point Circle
Lot 2, Block 4, Section 20 Village of Indian Springs (TWA)
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve – remove existing sidewalk that runs to the street and bisects driveway, plant and maintain evergreen plants and shrubs to help screen driveway. Staff is to approve the final location of the approaches to avoid approaches aligning with the ones across street. Plant and maintain 3 30-gallon native trees. The motion carried unanimously.
4. Variance request for a living tree proposed for removal.
Ralph D Rubino
23 Cottage Grove Place
Lot 54, Block 04, Section 10 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve as presented. The motion carried unanimously.
5. Consideration and action for a living tree proposed for removal.
Ryan Wesley Campbell
94 Breezy Point Place
Lot 05, Block 11, Section 01 Village of Indian Springs
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve as presented and require the owner plant and maintain 1 fifteen-gallon native evergreen tree anywhere on the lot. The motion carried unanimously.
6. Variance request for proposed retaining walls located in the easement.
Jeff Dunstone
62 East Racing Cloud Court
Lot 06, Block 01, Section 46 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve the retaining walls on the condition the homeowner must meet code and

pass final inspection. The owner must ensure that placement of the improvements does not halt or materially impede drainage as defined in the residential standards. The owner must provide a drainage plan to the staff for review prior to releasing the permit. Improvements may not affect any adjacent property owner's pool barrier. The motion carried unanimously.

7. Variance request for a proposed walkway that is not located at least one foot from property line and is located in the easement.
Jeff Dunstone
62 East Racing Cloud Court
Lot 06, Block 01, Section 46 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve the walkway on the condition the homeowner must meet code and pass final inspection. The owner must ensure that placement of the improvements does not halt or materially impede drainage as defined in the residential standards. The owner must provide a drainage plan to the staff for review prior to releasing the permit. Improvements may not affect any adjacent property owner's pool barrier. The motion carried unanimously.
8. Consideration and action item for the proposed garage door material and color change.
Michael Sprintz
19 Shallow Pond Place
Lot 09, Block 07, Section 01 Village of Indian Springs
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walter Lisiewski and seconded by John A. Brown to approve the variance as presented. The motion carried unanimously.
9. Variance request for a home business that has its address advertised in a public medium.
Roy Burden
23 Huntsmans Horn Circle
Lot 11, 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 John A. Brown and seconded by Brian Boniface to deny the variance as presented and staff is to work with law enforcement regarding the vehicles parked in the street right of way. The motion carried unanimously.
10. Variance request for a home business that requires renewal and has its address advertised in a public forum.
Dale H. Weibe
12 Blue Fox Court
Lot 3A, Block 01, Section 29 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the home business on the condition the owner remove the home address from all public mediums including the website. The home business may be revoked at any time for violation of the standards or at the discretion of the development standards committee. Approval of this permit is for two years and will require renewal in March of 2020. Staff must verify removal of address from all public mediums prior to releasing the permit. The motion carried unanimously.
11. Variance request for a home business that requires renewal and has its address advertised in a public forum.
Adam Sutliff
11020 Meadow Rue Street
Lot 26, Block 07, Section 07 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to table this item. The motion carried unanimously.
12. Variance request for a proposed dog run that is not located three feet away from perimeter fencing which is adjacent to a residential lot.
Andrew Barnes
47 Thorn Berry Place

Lot 03, Block 01, Section 04 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the homeowner to remove the fencing that comprises the dog run when owner no longer owns the home, sells or transfers title or the dog run is no longer in use. The owner must keep the dog run area properly maintained in keeping with good animal husbandry. The Development Standards Committee can revoke the dog run if they feel it is objectionable or causes and impact to adjacent property owners. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

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

Betony S Hartgrove Freile

12 White Bark Place

Lot 31, Block 02, Section 12 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown 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. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of The Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Candces M Cannino

15 Emery Cliff Place

Lot 13, Block 04, Section 06 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown 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. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of The Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Daniel P Maloney

23 Shinyrock Place

Lot 27, Block 01, Section 17 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown 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. 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 home.

Michael Dell Hanks

27 Nightwind Place
Lot 43, Block 01, Section 17 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown 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. 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 home.

David L Ellen
54 Brookflower Road

Lot 35, Block 02, Section 28 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown 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. 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 home.

Elvita Smith
2009 Royal Oak Place
Lot 32, Block 09, Section 03 Village of Grogan's Mill
This item was withdrawn.

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

Sally F Adams
10 Evening Song Court
Lot 48, Block 02, Section 65 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve the pursuit of legal action if the application and require documents are not received by March 19th 2018; 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. 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.

11

DEVELOPMENT STANDARDS COMMITTEE MEETING OF MARCH 7, 2018

| NAME (please print) | REPRESENTING | ADDRESS | ISSUE | SIGN- IN TIME | SIGNATURE |
|------------------------|----------------------------|---|-------|---------------------|-----------|
| Todd Aruen | Blend Brawl DANDY CLUBS | 1701 WALKER BLVD | C | 4:39 | |
| Shannon Crites | HEB | 3601 FM 1488 | E | 4:40 | |
| David Aitchcock | Woodlands Fresh Club | 27 Edgewood Forest Ct. The Woodlands | D | 4:50 | |
| Clifford Weerbold | DUNSTONE | 62 E. PACIFIC Cloud Ct. | C+7 | 4:55 pm | |
| Steff Kell | 47 N. Longspur | 47 N. Longspur | | 5:00 | |
| Kellie Anderson | Stepping Stones | 10601 Falconwing | A+B | 5:00 | |
| Cam Braun | 84 Anthonys | | I | 5:00 | |
| Marianne Ochs | myself | 23 Huntsman's Horn Cir. | 9 | 5 PM | |
| Brian Winger | myself | 2350 Buckhorn | F | 5:00 | |
| Randy Shannon | NITEE DREY | " " | F | 5:00 | |

DEVELOPMENT STANDARDS COMMITTEE MEETING OF MARCH 7, 2018

| NAME (please print) | REPRESENTING | ADDRESS | ISSUE | SIGN- IN TIME | SIGNATURE |
|------------------------|--------------|-----------------------------|--------|---------------------|-------------|
| L SINGH & R SINGH | | A3 N LONGSPUR | ITEM 1 | | A Singh |
| TOMYASO ESMASNECH | LOUGELHURST | 2 nd LOUGELHURST | ITEM 5 | 5pm | [Signature] |
| Nichelle Willard | GMRC | 7 Switchboard | ITEM F | 5pm | [Signature] |
| CHRIS BOWLING | SELF | 18 Legway PT | ITEM 3 | 5:11 | [Signature] |
| Vivie Huckabay | Self | 8024 Research | Item G | 5:27 | [Signature] |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |