

## Development Standards Committee

April 18, 2018 at 5:00 p.m.

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

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

Members Absent: None

Staff Present: Neslihan Tesno, Kim McKenna and Sharlene Novak

Legal Counsel: Bret Strong

**I.** Welcome/Call Meeting to Order.

Chair Walter Lisiewski called the meeting to order at 5:00 p.m.

**II.** Consideration and action regarding the minutes of the meeting of March 21, 2018

The minutes were reviewed by the Committee. It was moved by Brian Boniface and seconded by John Anderson to approve the March minutes as presented. The motion passed unanimously.

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

The Committee recessed to Executive Session at 5:04 p.m.

**IV.** Reconvene in Public Session.

The Committee reconvened at 5:34 p.m.

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

Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items A, H, I, J, K & L. It was moved by Brian Boniface and seconded by John A. Brown to approve the Commercial Summary List as presented. The Residential Summary List consisted of Items 1-6, 8-18, 20-24, 26-33, 35 & 36 and 42 & 44. Item 25 was resolved prior to the meeting. Item 16 was pulled for review by John A. Brown. Item 19 was pulled because a homeowner was present to address the committee. It was moved by Ron Harris and seconded by John A. Brown to approve the remaining items on the Residential Summary List. The motion passed unanimously.

**VI.** Consideration and Action of the **Commercial** Applications and Covenant Violations.

**A.** Variance request for a temporary Project Identification sign that does not comply with the criteria.

The Woodlands Land Development Company/Glade Cultural Center  
2000 Woodlands Parkway  
Lot 4400 Block 0547, Section 0999 Village of Town Center

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 require the sign be removed no later than 30 days from the date of this meeting. Sign must be removed by May 21<sup>st</sup>, 2018. The motion carried unanimously.

- B. Consideration and Action regarding the repair and redesign of the monument sign.  
 HR Acquisition of San Antonio Ltd  
 8850 Six Pines Drive  
 Lot 6605 Block 0350 Section 1000 Village of Research Forest  
 This item was reviewed by the full committee. The representative was present to address the Committee. The staff provided a presentation regarding the repair and redesign of the monument sign. It was then moved by Robert Heinemann and seconded by John Anderson Disapproved due to the following reasons:
- New panels must be aluminum panels with routed white acrylic.
  - Remove "Six Pines." Center the address number "8850". "
  - All tenants to provide proof of registered business names.
  - Monument sign panels to utilize concealed fasteners to secure panels to monument sign structure.
  - Provide a formal landscaping area around monument sign shall be irrigated and regularly maintained.
- All signage and installation must be in accordance with these conditions and the Commercial Planning and Design Standards. The motion carried unanimously. The motion carried unanimously.
- C. Variance request to allow the existing door vinyl graphics on two doors which consist of a colored logo that is not registered, website and exceeds the maximum size allowed and was not installed in accordance with the Development Review Committee's original action.  
 Alden Bridge Pediatric Dentistry  
 3759 FM 1488, Suite 125  
 Lot 1907 Block 0549, Section 0047 Village of Alden Bridge  
 This item was reviewed by the full committee. The owner was present to address the Committee. The staff provided a presentation regarding the graphics and bench. The Committee deliberated on the Criteria for the Shopping Center and the sign standard. It was then moved by John Anderson and seconded by Brian Boniface to deny the sign as presented reduce the size of the graphics to comply with the Commercial Planning and Design Standards, allow the website and phone number and grant a variance for the children's door. Owner is granted 90 days to comply with the Committee's action. The motion carried unanimously.
- D. Variance request to allow an existing bench outside of the tenant space and was not installed in accordance with the Development Review Committee's original action.  
 Alden Bridge Pediatric Dentistry  
 3759 FM 1488, Suite 125  
 Lot 1907 Block 0549, Section 0047 Village of Alden Bridge  
 This item was reviewed by the full committee. The owner was present to address the Committee. The staff provided a presentation regarding the graphics and bench. The Committee deliberated on the Criteria for the Shopping Center, The Commercial Planning and Design Standards and the existing seating if any in the shopping center. It was then moved by John Anderson and seconded by Brian Boniface to deny the bench as presented and require the bench be removed. Owner is granted 90 days to comply with the Committee's action. The motion carried unanimously.
- E. Variance request for a temporary sales event that includes a tent to be displayed for three weeks and a temporary banner which advertises merchandise for sale and does not have a neutral background color.  
 Macy's Furniture Gallery  
 1313 Lake Woodlands Drive  
 Lot 0282 Block 0599 Section 0999 Village of Town Center  
 This item was reviewed by the full committee. The representative was present to address the Committee. The staff provided a presentation regarding the sales tent. The committee deliberated on

the mass, scale and proportion, concerns of precedent and inquired about monitoring merchandise overnight. It was then moved by John Anderson and seconded by Robert Heinemann to deny the ales tent as presented. The motion carried unanimously.

- F. Consideration and action for the relocation of two temporary buildings which will require trees to be removed.

The Woodlands Christian Academy  
5800 Academy Way

Lot 7000 Block 0319 Section 0000 Village of College Park

This item was reviewed by the full committee. The representative was present to address the Committee. The staff provided a presentation regarding the two temporary buildings. It was then moved by Bob Adams and seconded by John Anderson to approve the temporary buildings as presented. The motion carried unanimously.

- G. Consideration and Action for a sign package includes a building and a monument sign and door vinyl graphics.

Maeve Gray Salon

3335 College Park Drive Suite 700

Lot 0806 Block 0388 Section 0999 Village of College Park

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 Maeve Gray Salon Signage subject to the following conditions:

- Remove temporary sign in window and apply for "Announcing New Business" temporary banner that meets The Woodlands Standards.
- Building sign letter face shall be 3/16" white acrylic (R&H 7328). Color letter faces are not permitted unless business is a "National Brand Name" with trademarked registration per CENTER CRITERIA. Building sign letter Returns shall match the color of the façade being mounted to.
- Building sign shall standoff wall by 2" with neoprene standoffs.
- Window graphic shall be white die-cut vinyl applied to the inside face of glass.
- All other signs or graphics (such as "Hours of Operation") must be applied for review and approval by the committee before fabrication or installation.

Monument panel color shall comply with applicable signage center criteria and the Commercial Planning and Design Standards.

The motion carried unanimously.

- H. Variance request for a sign package in which the building sign return color and the location of the store hours do not comply with the shopping center criteria.

Topcoat Nail Boutique

6700 Woodlands Parkway

Lot 0200 Block 0499 Section 0499 Village of Sterling Ridge

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 sign package on the following conditions:

- Building sign, blade sign and window graphics must match in character.
- Building sign trim and returns are to be MPC "Rich Brown" (42-224).
- Window graphics must be in white vinyl and applied to the inside surface of glass. Business name/logo must be located/centered on entry door and "Hours of Operation" graphic must be located to the right of the entry door per center criteria.

All signage and installation must be in accordance with these conditions and the Commercial Planning and Design Standards. The motion carried unanimously.

- I. Variance request for a sign package that includes a logo that is not trademarked, a tagline that is an advertisement and not part of the registered business name, a cabinet-style sign and returns that do not comply with the shopping center criteria.

Spicy Cuisine

6777 Woodlands Parkway

Lot 0500 Block 0592 Section 60 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 the sign package on the following conditions:

- Letter faces to be Rohm & Haas Plexiglass White #7328 with returns prefinished to match MBCI “Koko Brown.”
- Variance is approved for cabinet style signage for tag-line “Authentic Chinese Cooking.”
- Business name and logotype must be registered with the state and USPTO within one (1) year of approval and sign installation.
- All other signs or graphics must be applied for review and approval by the committee before fabrication or installation.

All signage and installation must be in accordance with these conditions and the Commercial Planning and Design Standards. The motion carried unanimously.

- J. Consideration and action for the replacement of a dumpster enclosure.

Pinecroft Partners LLC

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 Brian Boniface and seconded by John A. Brown to approve the dumpster enclosure replacement on the following conditions:

- Screening devices must be of a height at least equal to that of the materials or equipment being screened.
- All refuse must be properly contained so as not to be visible from any street or adjoining Site.

All signage and installation must be in accordance with these conditions and the Commercial Planning and Design Standards. The motion carried unanimously.

- K. Variance request for a sign package that includes a building sign, monument sign panel and door vinyl graphics with a decorative band.

Che Nails & Lashes Studio

1440 Lake Woodlands Drive, Suite F

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 Brian Boniface and seconded by John A. Brown to approve the sign package on the following conditions:

- Business name must be registered with the state or USPTO within one (1) year of approval and sign installation.
- Monument panel shall be routed panel with black vinyl backing to match adjacent tenant panels.
- Monument panel background color to match adjacent panel.
- Monument panel to fit flush with hidden fasteners.
- Window graphics conditionally approved in white vinyl without the decorative border.

All signage and installation must be in accordance with these conditions and the Commercial Planning and Design Standards. The motion carried unanimously.

L. Consideration and action for the addition of a car shade structure in the parking lot.

GNC Investments LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

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 car shade structure on the following conditions:

- The color of the car shade structural frame and canopy panel material shall be a neutral color, preferably earth tones to closely match the architecture of the building it serves.
- The proposed car shade structure shall not interfere with the existing accessible parking spaces.

All signage and installation must be in accordance with these conditions and the Commercial Planning and Design Standards. The motion carried unanimously.

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

1. Request for approval for a patio cover with integrated summer kitchen and additional paving that does not respect the rear 25-foot setback and exceeds the maximum allowed hard surface area.

Hung Nguyen

39 Shadeberry Place

Lot 2, Block 1, Section 13 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the summer kitchen; it must meet code and pass inspections. It was further moved to conditionally approve the paving with no additional encroachment into rear easement or hard surface area to be allowed. 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 passed unanimously.

2. Variance request for a proposed fence design which is not allowed per the Development Criteria for Section 3, Harper's Landing at College Park.

Stephen Harland

38 Wimberly Way

Lot 81, Block 1, Section 3 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve the fence as submitted. The motion passed unanimously.

3. Variance request for a proposed patio cover with fireplace that does not respect the rear 20-foot setback.

Kevin Lower

10 Maize Flower Place

Lot 3, Block 1, Section 34 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the patio cover and fireplace. The homeowner must plant and maintain evergreen trees and shrubs at least 7 feet tall at the time of planting to screen to the rear and the right side of the patio cover. It must meet code and pass inspections. The motion passed unanimously.

4. Variance request for existing walkway, paving and stone bench that does not respect the rear ten feet or side five-foot easement.

Katie Balfe

201 West Misty Dawn Drive

Lot 13, Block 1, Section 5 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the walkway, paving and bench. The homeowner must remove at least one foot of concrete from the left side along with the portion of the stone bench and remove one foot of a short section of concrete on right side adjacent to the fence. 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 passed unanimously.

5. Variance request for existing pool equipment enclosure does not respect the ten-foot rear easement, does not respect the 13' setback for the rear of dwelling and has an unacceptable roofing material.

Michael W Donovan

23 East Green Gables Circle

Lot 6, Block 1, Section 9 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to disapprove the pool equipment enclosure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the pool equipment enclosure roof and supports from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the pool equipment enclosure is in disrepair and needs replacement, whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

6. Variance request for existing room addition that exceeds the maximum allowed living area by the Development Criteria for Section 24 of Creekside Park.

Kent Shirley

43 Fury Ranch Place

Lot 44, Block 1, Section 24 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve the room addition as submitted on the condition that a passing inspection report is submitted. The motion passed unanimously.

7. Variance request for existing batting cage with artificial turf that does not respect the ten-foot rear easement, extends beyond the 20-foot rear setback and may have an adverse impact to neighboring properties

Troy G Falterman

2 Serenity Woods Place

Lot 19, Block 3, Section 13 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner was present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to disapprove the batting cage and artificial turf and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the batting cage from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the batting cage is no longer in use or it is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those

entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, no lighting may be added for the use of the batting cage and removal is required if any complaints are received regarding batting cage noise. The motion passed unanimously.

8. Request for approval of an online sales home business.

Brady S Moffett

210 Maple Path Place

Lot 1, Block 2, Section 38 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve the home business on the condition that it must comply with the Residential Development Standards. The business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. The approval is for 2 years and must be renewed by April of 2020. The motion passed unanimously.

9. Request for approval of a small remodel/construction home business.

A. Trinidad

3 Bark Bend Place

Lot 19, Block 1, Section 16 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve the home business on the condition that it must comply with the Residential Development Standards. The business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. The approval is for 2 years and must be renewed by April of 2020. The motion passed unanimously.

10. Variance request for removal of two trees that do not meet the standards for removal.

Razvan Dumitrescu

46 Robin Caper Court

Lot 9, Block 1, Section 42 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the removal of the two trees. The owner must plant and maintain one 30-gallon native tree. The motion passed unanimously.

11. Variance request for an existing room addition that exceeds the maximum living area allowed.

Alejandro Phillips

119 East French Oaks Circle

Lot 32, Block 2, Section 49 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve the room addition on the condition that it meets code and passes inspections. The motion passed unanimously.

12. Variance request for an existing paver walkway that does not respect the side five-foot easement.

Alejandro Phillips

119 East French Oaks Circle

Lot 32, Block 2, Section 49 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the paving addition. The homeowner must remove one foot of pavers adjacent to the fence. The motion passed unanimously.

13. Variance request for an existing pool bath that does not respect the side easement and may not be architecturally compatible with the dwelling.

Rodrigo Maciel De Azevedo

3 Golden Floral Court

Lot 27, Block 1, Section 95 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve the pool bath on the condition that the side windows are opaque. The pool bath must meet code and pass inspections. The motion passed unanimously.

14. Variance request for existing paving and a proposed pergola that does not respect the 10-foot rear easement.

Darrell Melear

27 Kayak Ridge Drive

Lot 3, Block 2, Section 1 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the project. The paving is allowed as built and the pergola must respect the rear easement per the Standards. The homeowner must submit revised plans for the pergola. The motion passed unanimously.

15. Variance request for a pool with water surface area that exceeds the maximum amount allowed.

Ryan Godby

135 South Vershire Circle

Lot 38, Block 1, Section 91 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner was present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the pool as follows:

- WSA allowed as submitted,
- step down pool decking due to steep slope in back yard.
- Verify all CenterPoint Energy rear easements as they may differ with the covenant easements.
- Improvement not to encroach into any easements.
- Meet code and standards.
- Must replant and maintain 2, 30-gallon native trees.
- If any portion of the fence or gate is replaced, it does require a separate application and inspection.

All conditions must be met within 120-day s of approval. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

16. Variance request for fence was built other than what was approved and does not comply with Standards and the Neighborhood Criteria for Section 55 of Alden Bridge.

John F. Hark

35 Ivy Garden Street

Lot 18, Block 3, Section 55 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. Arthur Bredehoft of the Alden Bridge Residential Design Review Committee also addressed the Committee. It was moved by Walter Lisiewski and seconded by Brian Boniface to conditionally approve the fence. The height of the alley fence must be reduced to 6



feet 6 inches maximum and the fence must pass inspections. Additionally, the homeowner must plant and maintain evergreen vegetation to screen the rot board. The motion passed unanimously.

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

Benjamin D & Jennifer L Adams

23 Sawbridge Circle

Lot 4, Block 2, Section 29 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown 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 a final inspection report for the roof) will result in a lawsuit filed & 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 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 passed unanimously.

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

Gigpe LLC

50 East Cresta Bend Place

Lot 63, Block 1, Section 18 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown 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 planting and maintaining evergreen vegetation to screen generator from view of the street and neighboring property) 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 passed unanimously.

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

Jonathan R Hayes & Debbie L Beaty

51 Paloma Bend Place

Lot 9, Block 1, Section 25 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee and stated several issues that have held up completion of the project. Mike Ramsey of the Creekside Park Residential Design Review Committee also addressed the Committee, saying the unfinished project is a continuing issue for the nearby residents. It was moved by Walter Lisiewski and seconded by Brian Boniface to grant a 90 day extension to allow the homeowner to complete the project. If there has been no progress by that time, staff will then pursue legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the patio cover, summer kitchen, pergola, and outdoor kitchen)** 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 passed unanimously.

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

Armon J & Leila M Higham

102 South Shawnee Ridge Circle

Lot 12, Block 1, Section 22 Village of Indian Springs (TWA)

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown 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 final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the 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 passed unanimously.

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

TTK Properties LLC

142 South Star Ridge Circle

Lot 11, Block 1, Section 51 Village of Sterling Ridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the debris 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 passed unanimously.

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

Alejandro H Llana & Maria V Rodriguez

83 South French Oaks Circle

Lot 23, Block 2, Section 49 Village of Sterling Ridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Stephen E Fischer  
15 Garland Grove Place  
Lot 15, Block 2, Section 10 Village of Indian Springs (TWA)

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the debris 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 passed unanimously.

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

Dawn Beach Business Ventures, LLC  
74 North Misty Canyon Place

Lot 71, Block 2, Section 4 Village of Harper's Landing at College Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown 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 for the color change to garage door) 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 passed unanimously.

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

Tomas V Alvarado & Helga De Alvarado  
139 South Star Ridge Circle  
Lot 22, Block 3, Section 51 Village of Sterling Ridge  
This item was resolved prior to the meeting.

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

Kila Bale  
2 Wild Colt Place  
Lot 23, Block 3, Section 9 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

James F & Robin A Bull

3 Sentinel Place

Lot 20, Block 2, Section 4 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown 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 repairing/replacing the pool barrier fence, maintaining the pool and pool pump and removing all debris and dead vegetation) 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 passed unanimously.

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

Susana Capote

267 Liriope Court

Lot 60, Block 1, Section 99 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Maria Julia Sosa Clavero

259 Liriope Court

Lot 58, Block 1, Section 99 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view; 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 passed unanimously.

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

Jeffrey K & Stacey D Evans

74 East Whistlers Bend Circle

Lot 22, Block 1, Section 81 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts and debris 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 passed unanimously.

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

Steven & Ellen Hammon

2 Harvest Green Place

Lot 10, Block 1, Section 7 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown 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 final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the room addition) 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 passed unanimously.

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

Wanda Wing Man Lam & Ignatius Sun Ting Liu

7 Spiceberry Place

Lot 10, Block 1, Section 13 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Patrick & Harriet McNeil

212 Bristol Bend Circle

Lot 27, Block 3, Section 8 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve pursuit of legal

action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the play equipment (game board) when not in use) 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 passed unanimously.

34. Request for approval of signs for a limited number of residential properties to display for CASA Child Advocates of Montgomery County.

This item was heard by the full Committee. The staff provided the Committee with a presentation. CASA representatives did not attend the meeting. It was moved by Robert Heineman and seconded by Brian Boniface to conditionally approve the placement of signs on the properties of CASA volunteers for a 90-day period. The signs must meet all sign Standards. CASA volunteers must reapply to keep the signs for a longer period of time. The motion passed unanimously.

35. Variance request for a proposed wooden fence that does not respect the side building line for a corner lot.  
Rodrigo Maciel De Azevedo

3 Golden Floral Court

Lot 27, Block 1, Section 95 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the fence, allowing the wrought iron fence to stay in the same location. The homeowner must maintain the existing vegetation. The motion passed unanimously.

36. Variance request for tree removal that does not meet the standards for removal.

Concepcion Mendez

27 North Scribewood Circle

Lot 5, Block 2, Section 55 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve the tree removal upon submission of an arborist's report or a report of existing or potential foundation damage from a foundation professional. The motion passed unanimously.

37. Variance request for a proposed fence that will exceed the maximum allowed height per the Standards and the Neighborhood Criteria for Section 45 of Alden Bridge.

William A Burkholder

31 Laurelhurst Circle

Lot 8, Block 1, Section 45 Village of Alden Bridge

RDRC

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend. Arthur Bredehoft, Alden Bridge RDRC Chair, requested the DSC to amend the Neighborhood Criteria for Section 45 to permit fences up to 8 feet 6 inches on side yards, allowing future requests of this nature to be handled by the RDRC. This will be addressed on a future DSC agenda. It was moved by Walter Lisiewski and seconded by Brian Boniface to conditionally approve the fence, allowing the 8 foot 6 inch height along the rear, left side and a portion of the right side per the submitted plan. The fences must taper down to 6 feet 6 inches within a minimum of two fence panels. The motion passed unanimously.

38. Variance request for a tree removal that does not meet the standards for removal.

William D Bonilla III

66 Glentrace Circle

Lot 10, Block 1, Section 56 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by John A. Brown and seconded by Walter Lisiewski to deny the tree removal request. The motion passed unanimously.

39. Variance request for a proposed fence that will exceed the maximum allowed height per the Standards and the Neighborhood Criteria for Section 11 of Alden Bridge  
Robert E Budavich  
3 South Bristol Oak Circle  
Lot 61, Block 1, Section 11 Village of Alden Bridge  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. Arthur Bredehoft of the Alden Bridge Residential Design Review Committee also addressed the Committee. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the fence allowing the 8 feet 6 inches height. The smooth side of the fence must be visible to the street and to adjacent properties. The motion passed unanimously.
40. Variance request for removal of six pine trees that do not meet the standards for removal.  
Miguel Gonzalez  
71 West Cove View Trail  
Lot 46, Block 1, Section 6 Village of Creekside Park  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and contractor were present and addressed the Committee. The homeowner would like the trees removed to give them more of a lake view and to allow their children more space to play. Gary Meyer of 67 West Cove View Trail and Mike Ramsey of the Creekside Park Residential Design Review Committee spoke in opposition to removal of the trees. It was moved by Walter Lisiewski and seconded by John A. Brown to deny the tree removal request. The motion passed unanimously.
41. Variance request for a proposed gate that is not architecturally compatible with other in the neighborhood.  
Novi Home Builders Corporation  
75 West Loftwood Circle  
Lot 15, Block 4, Section 77 Village of Sterling Ridge  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by Walter Lisiewski to approve the gate concept. The homeowner must submit final plans and fees if required. The motion passed unanimously.
42. Variance request for an existing trellis that exceeds the maximum allowed height for a trellis attached to a fence and the material is not compatible with the property.  
Alejandro Phillips  
119 East French Oaks Circle  
Lot 32, Block 2, Section 49 Village of Sterling Ridge  
This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the trellis. The homeowner must remove the portion of the wire trellis that is visible and maintain the existing vegetation. The motion passed unanimously.
43. Variance request for an existing driveway extension that was not built as approved and exceeds the maximum width allowed.  
John Pinsoneault  
38 Chamomile Court  
Lot 84, Block 1, Section 6 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Walter Lisiewski and seconded by Brian Boniface to deny the variance request. The homeowner must modify the driveway widening to comply with the original conditions of approval. The motion passed unanimously.

44. Variance request for proposed pool equipment which may have neighbor impact due to location.

Jansen Oliveira

2 Ricegrass Place

Lot 15, Block 1, Section 10 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to approve the proposed location of the pool equipment on the condition that an application is submitted for the adjacent fence to be extended with wood panels and it meets the Development Criteria and Standards. The motion passed unanimously.

45. Variance request for proposed patio cover and summer kitchen that exceed the hard surface area allowed.

Jeff Adams

6 Amulet Oaks Place

Lot 57, Block 1, Section 8 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the patio cover and summer kitchen; they must meet code and pass inspections. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

**VIII.** Consideration and action of possible violations swings in front yard.

This item was heard by the full Committee. The staff provided the Committee with a presentation. James English of 83 Pleasant Bend was present and addressed the committee. It was moved by Walter Lisiewski and seconded by Brian Boniface to table this item and discuss it at the Joint DSC/RDRC Meeting on May 30, 2018. The motion passed unanimously.

**IX.** Public Comments

There were no public comments.

**X.** Member Comments

There were no member comments.

**XI.** Staff Reports

There were no staff reports.

**XII.** Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. Brian Boniface made the motion and Walter Lisiewski seconded. The meeting was adjourned at 8:17 p.m.



DSC Minutes April 18, 2018

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4-18-18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Ryan Grodby	Homeowner	135 S. Vershire	15	4:45	[Signature]
David Brignac	Facility Director Representative	5800 Acadia Way	F	4:45	[Signature]
M. Smeeth	STAO	7801 Bay Branch	III	4:50	[Signature]
Janine Braun	STAO	7801 Bay Branch	III	4:50	[Signature]
Stephen Lenahan	STAO	7801 Bay Branch	III	4:58	[Signature]
Jeff Farnard	/	Entire	N/A	4:57	[Signature]
Nancy Becker	Stao	83 S Fremont Blvd	NA		Nancy Becker
Mike	Stao	Sy 1315 Lake Woodland OK	NA		Mike
Karen Conrad	Macys	1313 Lake Woodland DR	E	5:05	Karen Conrad
Justin Farnas	Macys		E	5:05	Justin Farnas

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 4-18-18

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
ALON PRADGAE Pediatric Dentistry PLLC	Feesbury	3257 FM 1489 Suite 125 The Woodlands, TX 77380	D	4:52	
Ana Casio Carlos Wehby	homeowner observer	OBSERVING			Ana Casio
Karen Fatterman	Homeowner	2 Serenity Woods	7	4:55	Karen Fatterman
Amy Haeck	homeowner	35 Jungfuerer St.			
Jonathan Hayes	Homeowner	51 Palomares Dr	19	5:00	
Brittany Maltglishano Tom Pissillo	Landlord	8850 Six Pines Dr.	B	4:50	Brittany Maltglishano
Denis Carmichael		III		4:55	Denis Carmichael
Grazey Meyer	Homeowner	71 W. Cove Way	40	5:00	Grazey Meyer
MARKEVIN LEWIS	Macy	1313 Lake Woodland Dr	C	5:05	MARKEVIN LEWIS
Miguel Angel Gonzalez	Home Owner	71 W. Cove Way	40	5:10	Miguel Angel Gonzalez

8/18/18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
SENIO DINTZ	CONTRACTOR	4 W CONE VIEW	40	5:10	JMM
ARTHUR BREDEHEFT	ALDEN BRIDGE RDRC		37+39	5:20	
ROBERT BUDACH	ALDEN BREDI	3. J. BRESTER CTR CRAFT	39	5:25	RBR
MICHAEL RAMEY	CPV RANG	51 MAGNA BLVD	19	5:15	
JAMES ENGLISH	Homeowner	83 Pleasant Bend SUNNY		6:15	