

## **Development Standards Committee**

**July 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 A. Brown, Brian Boniface, Bob Adams and Arthur Bredehoft

Members Absent: John Anderson

Staff Present: Neslihan Tesno, Kim McKenna, Fernando Puga, Sharlene Novak and Danielle Allen

Legal Counsel: None

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

Vice Chair Robert Heineman called the meeting to order at 5:00 p.m.

**II. Consideration and action regarding the minutes of the meeting of June 20, 2018.**

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the June 20, 2018 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, Texas Government Code.

No action was taken on this item.

**IV. Reconvene in Public Session.**

No action was taken on this item.

**V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections 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 B, C, D, E, F, G, M, N, P, Q, R, S, T, U, V, W, X, Y, and Z. Item A was tabled. Item I was pulled for review. It was moved by Brian Boniface and seconded by Bob Adams to approve the Commercial Summary List as presented with the noted modifications. The motion carried. The Residential Summary List consisted of Items 1-10, 12-23, 25-48, and 55. Items 23 and 24 were resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the remaining items on the Residential Summary List as presented. The motion passed unanimously.

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

**A. Consideration and action for the proposed storefront remodel including paint, windows, doors, lighting and patio arrangement.**

Sweet Paris Café & Creperie

9595 Six Pines Drive

Lot 7111 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 Bob Adams to table the item. The motion carried unanimously.

**B. Variance request for a proposed sign package including a blade sign and two building signs with one building sign that is mounted on the roof.**

Sweet Paris Café & Creperie

9595 Six Pines Drive

Lot 7111 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 Bob Adams to approve the Sweet Paris Creperie & Café signage on the following conditions:

- The building sign mounted to canopy roof is to be mounted to a silhouette panel painted to match the building roof color. All electrical and wiring to be concealed within a raceway behind the silhouette panel. Silhouette panel should conform to the outline of the letterforms by at least 2 inches and completely contain any halo-lighting affect.
- Secondary building mounted sign to be individual pin mounted letters with halo back lighting on all letters. Material finish of these letters is to match the color finish of other building trim components (window trim, exterior light fixtures and blade sign frame). Submit a signage proof of the final finish.
- The canopy mounted blade sign shall be mounted in the center of the underside of the canopy.
- The frame of the blade sign must match in color the building window frames and the exterior light fixture finishes, which should match the secondary building sign. Submit a signage proof of the final finish.
- Provide elevation drawings that show which registered graphics are going to be used and the location of the window graphics on the storefront. Graphics are not approved at this time.
- No other signage or window graphics are approved at this time which have not been provided for review by the committee.

Installation must be in accordance with the Approved permit and the Commercial Planning and Design Standards. The motion carried unanimously.

- C. Variance request for existing color vinyl door graphics that do not comply with shopping center criteria in size, font and subject matter.

Wells Fargo Home Mortgage

7901 Research Forest Drive

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to deny the variance due to the following:

1. No logos or colors are permitted per center criteria. Revise business name graphic to white vinyl "Wells Fargo" and "Home Mortgage" adjacent to each other separated by a white vertical line.
2. Tenant Name copy to be 2" A Garamond Bold typestyle. – White Vinyl to be installed on the interior surface.
3. Remove lines of additional information "No Smoking within 25 feet of the Building", "No Cash Transactions" and "For After Hours Building Emergencies Call".

The owner must revise and resubmit in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

- D. Variance request for an existing "Open" sign that exceeds the size maximum size allowed and includes a logo and tagline and colored vinyl graphics for store hours and contact information that do not comply with the shopping center criteria in size, font and subject matter.

Domino's Pizza

7901 Research Forest Drive

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to deny as presented. Suggest the owner consider wall mounted sign as a decorative feature and install an internally illuminated Open sign in compliance with the Commercial Planning and Design Standards. Additionally, all window vinyl graphics must be removed, and an application must be submitted in accordance with the Standards prior to fabrication and installation. The motion carried unanimously.

- E. Variance request for existing window vinyl graphics for business name and hours of operation that do not comply with the shopping center criteria in size and font and subject matter.

Village Chiropractic

7901 Research Forest Drive

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to deny as presented and require the tenant to revise and resubmit in accordance with the following:

- Window graphics as installed on entry door are disapproved. Per center criteria logos are not permitted. Two lines of copy text are allowed, limited to registered business name in white die-cut vinyl and 2" in height with font A Garamond Bold type-style. Revise & Resubmit.
- The doctor's name is permitted to remain however per criteria must be 2" tall in font A Garamond Bold type-style. Revise & Resubmit.
- The "Hours of Operation" graphics do not meet the center criteria. Reduce hours, website and emergency contact number to 10.5" tall by 12" wide. Revise & Resubmit.
- Remove additional information line "lunch between 12-2 weekdays". Applicant may revise and resubmit "Hours of Operation" of Monday – Thursday to 8:00 – 12:00 & 2:00 – 6:00.

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

- F. Variance request for existing vinyl window and door graphics that exceed the maximum size allowed and do not meet the shopping center criteria font.

Beautiful U Salon and Spa

7901 Research Forest Drive

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to deny the variance and require the following:

- The business name window graphic on the entry door does not meet the center criteria. The graphic shall be reduced in size to fit a 5" x 24", 120 SI area.
- The copy for "Beautiful U Salon & Spa" shall be upper and lower-case text measuring 2" maximum text height, per line of text (two (2) lines max allowed).
- Hanging sign for "Hours of Operation" is not allowed. Tenant may submit for window graphics that meet the center criteria.
- Remove any hanging signs, advertisements or window graphics that have not been submitted for review and approval.

The motion carried unanimously.

- G. Consideration and action for the existing exterior furniture.

China Bridge

7901 Research Forest Drive

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to deny as presented and request the owner revise and resubmit a proposed seating area that does not obstruct the walkway adjacent to the parking lot. The Committee suggests selecting three tables with only two seats, immediately adjacent to storefront, and does not include the umbrellas as they extend beyond the canopy and obstruct the walkway. Owner resubmit revisions to the staff for verification of compliance with the committee's actions. All unapproved advertisements, flyers and window graphics shall be removed from the storefront window. The motion carried unanimously.

- H. Consideration and action to allow for two existing designated parking signs to be used during business hours.

Ashlane Cleaners

8008 Ashlane Way

Lot 0825 Block 0499 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. The owner was present to address the committee. The committee deliberated on parking constraints and the concerns the owner had. It was then moved by Walt Lisiewski and seconded by Brian Boniface to take action on the item, approve allowance of the signage as it currently is presented, while the staff coordinate with the Development Review Committee to create sign criteria that addresses temporary parking constraints on business in larger shopping centers. It was noted the staff should

evaluate specific zones and establish allowance based on specific commercial properties, such as Community Village and Regional Shopping Centers, and multi-tenant retail sites. The motion carried unanimously.

- I. Variance request for a proposed display case sign that will contain announcements for activities and events at the church.

First Church of Christ Scientist

1340 North Millbend Drive

Lot 0210 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address the committee. The committee deliberated on the purpose of the sign and visibility to the street. It was then moved by Brian Boniface and seconded by Bob Adams to select Option B of the proposed locations on the condition the owner must, set the sign at a 45-degree angle instead of parallel to the road. The sign base should have a planter bed outline with a crushed granite base, to allow interested parties to walk up to the sign. The landscape bed and sign must be kept in good order and repair. Additionally, the lighting proposed for the sign must be installed to shield any glare from adjacent tracts and must not create a level of glare that is offensive or impactful when viewed from adjacent tracts or vehicles on the road. If impact occurs, the owner must modify the lighting. Sign installation must comply with all Commercial Planning and Design Standards related to signs. The motion carried unanimously.

- J. Variance request for the existing storefront remodel that includes the addition of a sidewalk and entrance and emergency doors, the relocation of an existing entrance, the removal of vegetation and the enlargement of an existing brick wall screen.

The Woodlands Mall Associates (Xfinity Store)

1201 Lake Woodlands Drive

Lot 0280 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The owner was present to address the committee. The committee deliberated on the installation of the privacy wall. It was then moved by Robert Heineman and seconded by Brian Boniface to approve as submitted and require the owner maintain the existing vegetation and landscaping that is in front of the store and the extended wall to soften and screen the view. The motion carried unanimously.

- K. Variance request for a proposed sign package that contains a blade sign and three building signs which exceed the maximum height and number allowed per the mall criteria.

The Woodlands Mall Associates (Xfinity Store)

1201 Lake Woodlands Drive

Lot 0280 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The owner was present to address the committee. The committee discussed the sign package and sign specifications. It was then moved by Robert Heinemann and seconded by Brian Boniface to approve the proposed blade sign (7.0) as presented and conditionally approve building signs (1.0 and 6.0) on the condition the third building sign (2.0) is removed. Owner must repair and restore any ghosting from the former tenant signage and all window and door vinyl graphics are not approved with this sign package and; require an application and Committee action prior to fabrication and installation. Installation of all building signs must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

- L. Variance request for five proposed light boxes that contain advertisements of products and services offered within the business.

The Woodlands Mall Associates (Xfinity Store)

1201 Lake Woodlands Drive

Lot 0280 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The owner was present to address the committee. The committee discussed the sign proposal and the availability for use based on the stores product. It was then moved by

Robert Heineman and seconded by Brian Boniface approve the sign proposal as presented. The motion carried unanimously.

- M. Variance request for a proposed monument sign that contains colored letters which are not consistent with the sign criteria.  
Goodyear  
4550 Panther Creek Pines  
Lot 0346 Block 0045 Section 0007 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 Bob Adams to approve as presented. Installation must be in accordance with the submitted plans and the Commercial Planning and Design Standards, including but not limited to the landscaped bed around the monument sign. The motion carried unanimously.
- N. Variance request for a proposed building sign with three lines of copy that includes a logo which is not trademarked.  
Inspired Kids  
4747 Research Forest Drive  
Lot 0100 Block 0687 Section 0047 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 Bob Adams to approve on the condition the owner must obtain the registered trademark logo and name including color defined as a feature of the mark within one year of the date of approval. Proof of registration must be submitted to the staff for verification. If registration cannot be obtained, the owner must remove the building sign and submit a revised application in accordance with the Commercial Planning and Designs Standards for review and action by the Development Standards Committee. Installation must be in accordance with the Standards including but not limited to, repair and removal of any ghosting or damage from the previous tenant signage. Window and door vinyl graphics are not approved at this time and require submission for review and action by the Committee. The motion carried unanimously.
- O. Variance request for a proposed illuminated monument sign that is located in a residential village and does not comply with the shopping center criteria.  
McDonald's  
9110 Gosling Road  
Lot 1400 Block 0051 Section 0999 Village of Research Forest  
This item was reviewed under the summary list as presented by staff. It was moved by Arthur bredehoft and seconded by Bob Adams to approve the item and require the staff create a criteria for adjacent pad sites on the opposite side of the Village Shopping Center and for any signs down Forest Crossing for consideration of a new criteria designed to allow for internally illuminated bronze panels, with the brick "u" shaped frame. The motion carried unanimously.
- P. Variance request for a proposed monument panel that does not match the panel on the second existing monument sign.  
Mattress Firm  
1335 Lake Woodlands Drive  
Lot 2400 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 Bob Adams to to approve on the following conditions:
- The monument sign on Lake Woodlands Drive, shall have a new aluminum panel installed, routed out for the profile of each letter, not the phrase "MattressFIRM" in its entirety. Failure to do this will expose white acrylic backer. The routed panel shall not include an area for the yellow "swoosh" as it does not appear on the proof nor building sign.
  - The monument panel on Mall Ring Road has the yellow "swoosh". The building sign and monument signs should match in both character and appearance. Replace the vinyl applied copy on these monument panels to match other signage. Submit for review.

- All monument panel colors to match adjacent panel colors.
- All panel fasteners to be hidden on monument sign panels.

The motion carried unanimously.

- Q. Variance request for a proposed sign package that includes building signs, blade signs and window vinyl graphics and contain taglines that are not part of the registered name of the business.

Tommy Bahama

9595 Six Pines Drive

Lot 7111 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 Bob Adams to approve subject to the following conditions:

- The signage "Tommy Bahama" with business clarifier "Restaurant | Bar | Store" must be registered with the USPTO within one (1) year of this conditional approval or signage will be removed at the owner's expense.
- The phrase "Live the Island Life" is not an approved business clarifier and is not registered with "Tommy Bahama" through the USPTO.
- All exterior lighting for sign illumination shall match, in a color temperature range being a natural/warm color, typically 3500K to 4000K.
- Light fixture (hi-lite H-PAR38) housing for Blade Sign illumination shall have bronze finish to match all other blade sign bronze components (frame, mounting bracket, sign copy).
- There are locations where existing signage is being removed but not replaced by new signage and is illuminated by gooseneck fixtures. At these two (2) locations, north and south gables, the lighting fixtures shall be removed and the façade materials repaired to a seamless, like new condition. Repair any damage to facades such as exposed mounting holes or faded paint finishes to like new where signage is being replaced with different shaped signs or areas where signage is being removed and not replaced, leaving a damaged area.

The motion carried unanimously.

- R. Variance request for a proposed monument panel that includes a tagline that is not part of the trademarked name.

Innospec

2600 Technology Forest Boulevard

Lot 9147 Block 0547 Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to approve on the following conditions:

- The business clarifier "Oilfield Services" is not a part of the registered business name with the USPTO. "Innospec Oilfield Services" in its entirety with color logo must be registered with the USPTO within one (1) year of this conditional approval. Failure to do so will result in the removal of signage at the owner's expense.
- Aluminum panel to match adjacent panels in color.
- All fasteners to be hidden.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- S. Variance request for proposed door vinyl graphics for hours of operation and contact information that contain a website.

Vedas Med Spa

8000 McBeth Way

Lot 0850 Block 0499 Section 0046 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 Bob Adams to approve as presented on the condition the vinyl graphics are to be white vinyl and attached on the interior surface of the glazing at the height and width submitted (11"x12"). Must comply with Commercial Planning and Design Standards.

- T. Variance request for a proposed building sign that contains a logo that exceeds the maximum size allowed and colors not consistent with the trademark.

Tide Dry Cleaners

9420 College Park Drive

Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to approve the revised plans on the following conditions:

- The individual channel letters “Dry Cleaners” shall comply with center criteria and have white acrylic face with bronze trim caps and returns.
- The building sign shall be centered between the white decorative square medallion and the left side material transition
- Repair any areas of the fascia that become damaged from the removal of the MW Cleaners signage.
- Tide logo on its own is registered in color. Tide logo with "Dry Cleaners" is not registered with color as a feature of the mark. A variance is approved to allow the combined use of color “Tide” logo with "Dry Cleaners”.
- All remaining signage not exclusively reviewed for Tide Dry Cleaners is disapproved at this time and must be submitted for review and approval prior to installation and includes but is not limited to door/window graphics. Staff to verify all signs have been removed prior to issuance of permit.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- U. Variance request for a proposed sign package that may include a building sign that may exceed the maximum height allowed and two monument sign panels.

Blue Jade Nail Spa Blow Dry Lashes

1335 Lake Woodlands Drive

Lot 2400 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 Bob Adams to deny the variance as presented and require the owner revise and resubmit the sign package, with the following modifications:

- Modify the red color to match the red color used on the existing tenants.
- Building sign is approved as presented at 36" in height and may not exceed 36" on revised plan submission.
- The Lake Woodlands Drive monument sign shall have a new routed panel with the appropriate acrylic backer. The existing panel shall not be used.
- All fasteners are to be concealed for monument panels.

Please revise and resubmit for the final signage package for review and approval by the staff and designated Development Standards Committee representative, for verification of compliance with the Committee’s action.

- V. Variance request for the proposed modification of a monument sign to include tenant panels of unequal size.

Deer Park 1996

3200 Research Forest Drive

Lot 0220 Block 0547 Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to approve the allowance for three tenant panels of unequal size on the following conditions:

- Specific tenant information is not approved at this time. Owner must submit sign specifications for each tenant prior to fabrication and installation.
- If the owner chooses to add additional tenants in the future, all proposals must be submitted in advance and should be revised to equally sized tenant panels, in accordance with the Standards.

- Must comply with the Commercial Planning and Design Standards, including, but not limited to the installation of a landscape bed and irrigation around the monument sign.

The motion carried unanimously.

W. Consideration and action for the proposed modification to an existing monument sign from two panels to four panels.

CGS Real Estate Investment LTD  
3400 Research Forest Drive

Lot 0220 Block 0547 Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to approve the allowance for four tenant panels on the following conditions:

- Specific tenant information is not approved at this time. Owner must submit sign specifications for each tenant prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards, including, but not limited to the installation of a landscape bed and irrigation around the monument sign.

The motion carried unanimously.

X. Consideration and action for a proposed 9,760 square foot addition to the existing building.

Memorial Hermann NICU  
9250 Pinecroft Drive

Lot 2901 Block 0350 Section 0000 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Bob Adams to approve subject to the following conditions:

- Construction fence privacy screen shall be green, brown or black.
- Only one (1) project ID sign shall be placed on-site and one (1) construction entry to be placed at the southwest corner of the project site.
- Do not mix construction traffic with patient traffic entering the site.
- Provide a tree survey of the project area to identify existing trees that are to remain and those which are to be removed for construction.
- Under no circumstances shall there be any trimming or clearing of vegetation (grasses, shrubs, trees) within the Forest Preserve. Any request to modify a Forest Preserve must be submitted to the review committee for review prior to any action being performed.
- New construction is to blend seamlessly with the existing building. Colors of new expansion are to match the existing adjacent finishes.
- All exterior lighting shall be shielded to prevent light trespass to adjacent properties and patient bedrooms. All exterior lighting fixtures shall be approximately 3500K color temperature per campus standards.
- Provide a site photometric study of the project area for review. Lighting levels shall not exceed 0.1 ft/cl at the property line.
- New exterior lighting bollards are to match the finishes of the existing lighted bollards, or all lighted bollards are to be removed and replaced with new.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

Y. Consideration and action to replace six rooftop air conditioning units.

Office Max  
1680 Lake Woodlands Drive

Lot 7100 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 Bob Adams to approve on the following conditions:



- The new A/C units must be screened from view by the parapet, such that the units are not visible from ground level.
  - New A/C units must not be significantly louder than the units being replaced. Units #1-4 have an equal noise level output of the existing units. Unit #5 has a noise level of 5 dB less than the existing unit and unit #6 has a noise level of 6 dB higher than the existing unit. The combined sound difference of Unit #5 and Unit #6 is 1 dB and is acceptable.
  - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.

Z. Consideration and action for temporary storage containers to be staged in the parking lot during the store's interior renovation.

Kroger #316

4747 Research Forest Drive

Lot 0100 Block 0687 Section 0047 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 Bob Adams to approve the proposed storage container placement and location on the following conditions:

- Containers may not exceed 10.
- Perimeter mesh covered fencing must be a muted earth tone green, must enclose all containers within the perimeter fencing to soften the view.
- Containers and fenced area must be kept in good order and repair at all times and may include additional materials or storage of items between the containers and the fencing.
- All containers and fencing must be removed no later than October 29<sup>th</sup>, 2018
- No signage is approved for this improvement
- In the event the owner requires an extension of time. The owner must submit a time extension request to the staff no later than October 10<sup>th</sup>, for review by the Committee at their October 17<sup>th</sup> meeting.
- Must comply with all Commercial Planning and Design Standards.

The motion carried unanimously.

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

1. Variance request for a fence that will exceed the maximum height allowed per Standards and the Development Criteria for Section 59 of Alden Bridge.

Robert D Cianfrini

77 Sugar Grove Place

Lot 40 Block 1 Section 59 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 Arthur Bredehoft and seconded by Brian Boniface to approve the fence as submitted. The motion passed unanimously.

2. Variance request for proposed pavers that will not respect the rear ten foot easement.

Daniel Andruccioli

51 South Ashley Green

Lot 23 Block 1, Section 53 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 Arthur Bredehoft and seconded by Brian Boniface to approve the pavers as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

3. Variance request for proposed concrete pavers that will not respect the side five foot easement.

Patricio Madero Moser

27 Forest Perch Place

Lot 28 Block 1 Section 93 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 Arthur Bredehoft and seconded by Brian Boniface to approve the pavers on the condition that there is at least one foot of space between the paving and the fence on the property line. 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, 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.

4. Variance request for proposed shed that exceeds the maximum height allowed.

Elizabeth Tuttle

38 South Garnet Bend

Lot 27 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 Arthur Bredehoft and seconded by Brian Boniface to approve the shed as submitted. Staff will review upon completion to determine if evergreen screening is necessary to the right. The motion passed unanimously.

5. Variance request for a proposed fence that exceeds the maximum height allowed.

Scott A Coye-Huhn

15 Alden Glen Court

Lot 4 Block 1 Section 20 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 Arthur Bredehoft and seconded by Brian Boniface to allow the rear fence at 8 feet as submitted and the other perimeter fences as 6 feet (capped shadowbox with smooth side in). The fence must meet code and pass inspections. The motion passed unanimously.

6. Request for approval for an existing driveway extension that does not respect the side five foot easement

Randal Hebert

6 Knights Crossing Drive

Lot 29 Block 1, Section 81 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 Arthur Bredehoft and seconded by Brian Boniface to approve the driveway extension as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

7. Variance request for existing artificial turf in rear yard.

Michael Lawler

62 Canoe Bend Drive

Lot 16, 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 Arthur Bredehoft and seconded by Brian Boniface to approve the artificial turf as submitted. 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.

8. Variance request for an existing shed that does not respect the side five foot easement.

Kevin McEvoy

26 East Matisse Meadow Court

Lot 3 Block 1, Section 37 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 Arthur Bredehoft and seconded by Brian Boniface to disapprove the shed and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed 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 shed 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.

9. Variance request for an existing shed that does not respect the side five foot easement.

Michael Simcoe

31 East Matisse Meadow Court

Lot 15 Block 1, Section 37 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 Arthur Bredehoft and seconded by Brian Boniface to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement requiring the owner to remove the shed 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 shed 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.

10. Variance request for an existing fence due to a rear fence that is not an approved height, style and location per the Development Criteria for Section 75 of Sterling Ridge.

Jorge Garcia

55 East Montfair Blvd

Lot 4 Block 2, Section 75 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 Arthur Bredehoft and seconded by Brian Boniface to approve the fence as submitted. The motion passed unanimously.

11. Variance request for an existing permanent wire mesh pet barrier that is not an approvable fence style.

Joe and Regina Arellano

31 Estherwood Place

Lot 19 Block 2, Section 99 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Brian Boniface and seconded by Arthur Bredehoft to approve the pet barrier with the condition that the barrier is screened with evergreen vegetation at least as tall as the black wire mesh (2 feet tall) to the street. Staff will review screening upon completion to determine if it is sufficient. The owner also has the option to comply with the Standards by installing permanent puppy bars that match the fence. Puppy bars must meet pool barrier code and pass inspections. The motion passed unanimously.

12. Variance request for existing driveway widening that exceeds the maximum width allowed.

Wajam Properties

107 South Knights Crossing Drive

Lot 1 Block 2, Section 81 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 Arthur Bredehoft and seconded by Brian Boniface to approve the driveway widening on the condition that the current extension be removed due to disrepair. The homeowner must install a driveway border that would be more permanent with a 2 foot extension on right side of the driveway. The motion passed unanimously.

13. Request to appeal the replanting conditions for a tree removal.

Michael Allen

139 S Merryweather Circle

Lot 69 Block 1 Section 82 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 Arthur Bredehoft and seconded by Brian Boniface to grant the appeal and amend the previous condition to not require a replant. The motion passed unanimously.

14. Request for approval for a renewal of an existing home business – custom table pads.

Charles Dressler

67 Degas Park Drive

Lot 96 Block 1, Section 21 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 Arthur Bredehoft and seconded by Brian Boniface to renew the home business permit for a period of two years on the condition that the owner complies with The Woodlands Residential Development Standards for Home Business. The motion passed unanimously.

15. Request for approval for a renewal of an existing home business – custom embroidery.

Michael Larson

22 Hollow Glen Place

Lot 13 Block 1, Section 10 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 Arthur Bredehoft and seconded by Brian Boniface to renew the home business permit for a period of two years on the condition that the owner complies with The Woodlands Residential Development Standards for Home Business. The motion passed unanimously.

16. Request for approval for a bench and paving in a cul-de-sac median in the street rights of way.

Intersection of Evan Ridge Court and Prosewood Drive

Block 1, Section 1 Village of Grogan's Forest 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 Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the bench and cul-de-sac paving. The affected homeowners must maintain the improvement and existing vegetation in current or better status. No plastic furniture, fire pits, umbrellas or tables are allowed. Approval by this committee does not constitute approval by the County. It is the owner's responsibility to obtain approval by the County. The improvement may be subject to removal if determined necessary by the County. The motion passed unanimously.

17. Variance request for a tree removal that does not meet the guidelines for approved tree removal.

Val D Ricks

99 North Winterport Circle

Lot 12 Block 2 Section 5 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 Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the removal of one tree. The homeowner must plant and maintain one 15 gallon native tree elsewhere on the property. The motion passed unanimously.

18. Variance request for a tree removal that does not meet the guidelines for approved tree removal

John Feuerstein  
3 South Greywing Place

Lot 8 Block 1 Section 6 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 Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the removal of one tree. The homeowner must plant and maintain one 15 gallon native tree elsewhere on the property. The motion passed unanimously.

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

83 West Jagged Ridge LLC

83 West Jagged Ridge Cir

Lot 5, Block 8, Section 14 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 Arthur Bredehoft and seconded by Brian Boniface 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 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 all yard debris) 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.

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

Luis A Barrios, Victoria B Iglesias

62 South Sage Sparrow Circle

Lot 16, Block 4, Section 11 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 Arthur Bredehoft and seconded by Brian Boniface 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 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, 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.

Ravin Bisla

110 Genesee Ridge Drive

Lot 75, Block 3, Section 11 Village of Harper's Landing at College Park

This item was resolved prior to the meeting.

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

Alan John Sickner

47 Musgrove Place

Lot 40, Block 1, Section 78 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 Arthur Bredehoft and seconded by Brian Boniface to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for

resolution. The letter will include notice that failure to correct these violations (by removing algae/mildew from the exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

Bobby F & Lauri A Cleek

46 South Piney Plains Circle

Lot 12, Block 2, 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 Arthur Bredehoft and seconded by Brian Boniface to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing algae/mildew from the exterior of the home, repainting faded areas of home and repair broken siding, an application is required for entire house painting) 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.

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

Sean & Carrie Crawford

15 Knotwood Place

Lot 14, Block 2, Section 42 Village of Alden Bridge

This item was resolved prior to the meeting.

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

Jeffery & Linda Graffagnino

22 Silk Tree Place

Lot 81, Block 2, Section 40 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 Arthur Bredehoft and seconded by Brian Boniface 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 and/or replacing damaged/warped pickets and submitting an application and receiving approval for 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, 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.

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

Pamela Y Haenelt

14 Sprite Woods Place

Lot 28, Block 1, Section 42 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 Arthur Bredehoft and seconded by Brian Boniface 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 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 all yard debris) 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.

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

Josh Hamilton

38 Butterfly Branch Place

Lot 55, Block 2, Section 52 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 Arthur Bredehoft and seconded by Brian Boniface 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 one 15 gallon native ornamental tree or shrub in bed area between driveways) 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.

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

Nathaniel Karp & Ruth Bekman

22 Kerouac Court

Lot 22, Block 1, Section 55 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 Arthur Bredehoft and seconded by Brian Boniface 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 additional dense vegetation that is at least 7 foot tall at the time of planting along right fence line) 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.

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

Ziye Liu

14 Raindance Court

Lot 13, Block 3, Section 11 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 Arthur Bredehoft and seconded by Brian Boniface 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 above ground pool, wood deck, and arbor/pergola) 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.

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

Elias E Lopez

171 Oarwood Place

Lot 4, Block 1, Section 1 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 Arthur Bredehoft and seconded by Brian Boniface 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 Airbnb home business and receiving an approved permit) 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.

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

Dinesh Madadi & Shipali R Pulimamidi

15 South Knightsgate Circle

Lot 23, Block 1, Section 18 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 Arthur Bredehoft and seconded by Brian Boniface 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) 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.

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

Dennis Charles & Monica G Mezzatesta

47 Quillwood Place

Lot 4, Block 1, Section 93 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 Arthur Bredehoft and seconded by Brian Boniface 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 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, 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.

Fernando Navarrete

169 South Hollylaurel Circle

Lot 6, Block 2, Section 16 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 Arthur Bredehoft and seconded by Brian Boniface 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 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 all yard debris and 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, 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. Consideration and action to pursue legal action for outstanding Covenant violations.

Augustine Omokwale

26 Baccara Place

Lot 46, Block 1, Section 97 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 Arthur Bredehoft and seconded by Brian Boniface 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 ceasing home business activities or by submitting an application for the Airbnb home business and receiving an approved permit) 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.

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

William M Ramsey

14 Dukedale Drive

Lot 14, Block 2, Section 39 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 Arthur Bredehoft and seconded by Brian Boniface 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 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.

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

Eduardo Javier Rodriguez

27 Fillgrove Place

Lot 30, Block 1, Section 75 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 Arthur Bredehoft and seconded by Brian Boniface 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 and submitting completed application for above ground pool) 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.

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

Xavier & Rosa Rubio

22 Black Swan Court

Lot 8, Block 2, Section 97 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 Arthur Bredehoft and seconded by Brian Boniface 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 complete applications for the summer kitchen, pergola, and additional paving, receiving approval and passing inspections) 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.

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

Humberto Lopez Sanchez

10 Rockledge Drive

Lot 24, Block 1, Section 63 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 Arthur Bredehoft and seconded by Brian Boniface 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 dead palm fronds and/or dead vegetation from trees in front and rear yard) 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.

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

Alan John Sickner

11 Marble Rock Place

Lot 3, Block 1, Section 78 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 Arthur Bredehoft and seconded by Brian Boniface to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing algae/mildew from the exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

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

Adam T & Bertha E Tilghman

180 South Hollylaurel Circle

Lot 1, Block 1, Section 16 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 Arthur Bredehoft and seconded by Brian Boniface 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and by parking all vehicles entirely on concrete or other approved hard-surface material) 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.

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

Michael F Trauffler & Nancy A Adamson  
174 East Bracebridge Circle

Lot 13, Block 1, Section 21 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 Arthur Bredehoft and seconded by Brian Boniface 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 the wood fence) 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.

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

Marcel & Mary Vanderstok  
170 West Slatestone Circle

Lot 55, Block 1, Section 50 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 Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

Alexander & Dolores Whitelaw  
27 Jaspers Place

Lot 7, Block 1, Section 27 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 Arthur Bredehoft and seconded by Brian Boniface 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 summer kitchen and 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, 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.

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

Bryan C & Ellen S Wood  
2 Red Adler Place

Lot 17, Block 1, Section 42 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 Arthur Bredehoft and seconded by Brian Boniface 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 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.

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

Gwendolyn S York

82 Marble Rock Place

Lot 22, Block 1, Section 78 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 Arthur Bredehoft and seconded by Brian Boniface to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing algae/mildew from the exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

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

Bank of New York Mellon Trust

11 Dovecote

Lot 24, Block 1, Section 19 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 Arthur Bredehoft and seconded by Brian Boniface 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 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, 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.

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

Yeo Jorge Alberto Novoa

42 Rocky Point Court

Lot 47, Block 1, Section 05 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 Arthur Bredehoft and seconded by Brian Boniface 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 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 all yard debris and 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, 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.

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

PDAT Properties Series LLC

23 Cedar Chase Place

Lot 9, Block 2, Section 6 Village of Cochran's Crossing

Move to approve the pursuit of legal action if not resolved by August 6, 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, 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.

49. Variance request for an existing window air conditioning unit that is installed more than six feet above natural grade.

Stephen Fischer

15 Garland Grove Place

Lot 15, Block 2, Section 10 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was not present at the meeting. It was moved by John A. Brown and seconded by Arthur Bredehoft to disapprove the air conditioning unit and require its removal in 90 days. Staff will work with the owner for revitalization assistance. The motion passed unanimously.

50. Variance request and approval for a short term rental home business.

Brian P Sanford

7 Mystic Glade Court

Lot 17 Block 02, Section 41 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. It was moved by Arthur Bredehoft and seconded by Brian Boniface to disapprove the short term rental business. The homeowner must remove any advertisements from short term rental sites and cease business use of the property. The motion passed unanimously.

51. Request for a rehearing for a pergola that does not respect the rear ten foot easement per the previous DSC conditions of approval.

Sherri and Darrell Melear

27 Kayak Ridge Drive

Lot 3, Block 2, Section 1 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. It was moved by Arthur Bredehoft and seconded by Brian Boniface to grant the rehearing. This item will be placed on a future Development Standards Committee agenda. The motion passed unanimously.

52. Report on construction progress at 51 Paloma Bend Place in association with current 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. The homeowner stated construction was not yet complete due to delays with delivery of some materials. No action was taken at this time; the Committee accepted the homeowner's report with the stipulation that the item will be placed on the August agenda for action if all construction is not complete by that time.

53. Variance request for a proposed fence that exceeds the maximum height allowed and the fence design is not an approved design.  
Donald E Nettles  
219 South Maple Glade Circle  
Lot 11 Block 1 Section 38 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 Walter Lisiewski and seconded by Arthur Bredehoft to disapprove the lattice and conditionally approved a 6 foot fence of an approvable design with a 6 inch rot board. The fence must meet code and pass inspections. The motion passed unanimously.
54. Variance request for a proposed patio cover that does not respect the 30 foot rear building setback and the proposed swimming pool does not respect the side and rear easements.  
Andrew and Tiffany Lee  
95 East Black Knight  
Lot 5, 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 was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the proposed pool and patio cover as follows:  
Pool – Conditionally approved; the owner must submit final plans showing the length of the pool reduced so the decking does not encroach the easement. The owner must also plant and maintain one native 30 gallon tree and dense, tall (at least as tall as the pool equipment) evergreen shrubs to screen the pool equipment to the left property. The pool 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). The owner must submit a copy of the drainage plan. 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.  
Patio Cover – Conditionally approved, the patio cover must meet code and pass inspections.  
The motion passed unanimously.
55. Variance request for a proposed patio cover encroaches the 25 foot rear setback, additionally the sunroom and bathroom exceeds the maximum living area and ILUD allowed.  
Omar Morales  
35 Desert Rose Place  
Lot 23, Block 1, Section 20 Village of Sterling Ridge  
This item was reviewed as part of the summary list presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Brian Boniface to disapprove the proposed patio cover, sunroom and bathroom due to the developer's disapproval of the ILUD amendment request. The homeowner must revise plans to not exceed ILUD maximum square footage or investigate the possibility that The Woodlands Development Company would consider an amendment request for a smaller square footage increase. The motion passed unanimously.
56. Variance request for a proposed driveway widening which exceeds the maximum hard surface area allowed.  
Eric Philip Stutes  
138 North Shawnee Ridge Circle  
Lot 22, Block 1, Section 3 Village of Indian Springs (TWA)  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Brian Boniface and seconded by Arthur Bredehoft to approve the driveway widening on the condition the owner plant and maintain evergreen shrubs in a planter bed along the right fence line as indicated on the plan. The curve at the end of the driveway is to be removed and straightened to the driveway apron. The owner is to install a French drain to the street. 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.

57. Variance request for existing mesh pet barrier attached to the wrought iron fence that exceeds height allowed, and is not an approved color.  
Jeffrey Charles Burkman  
14 Red Moon Place  
Lot 35, Block 1, Section 7 Village of Creekside Park West  
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 Arthur Bredehoft and seconded by John A. Brown to disapprove the mesh pet barrier; the fence must be brought into compliance. The motion passed unanimously.
58. Request to appeal the replanting conditions for the pool/spa.  
Tal Cowan  
15 Slate Path Drive  
Lot 18 Block 1, Section 26 Village of Sterling Ridge  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to deny the appeal request. The homeowner must plant and maintain four evergreen shrubs or trees planted about 8 feet on center starting as indicated on plan. The motion passed unanimously.
59. Variance request for existing driveway widening that exceeds the maximum width allowed; in addition, part of the extension does not respect the side easement and the reserve.  
Alfred Jackson  
2 Knights Crossing Drive  
Lot 30 Block 1, Section 81 Village of Sterling Ridge  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Brian Boniface and seconded by Walter Lisiewski to conditionally approve the driveway widening. The portion that encroaches the property line must be removed. 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.
60. Variance request for an existing front yard patio is not setback twenty feet from the street pavement edge, does not respect the front 10' easements and extends beyond the front twenty foot platted building line for the lot.  
Nestor F Achaval  
142 Chorale Grove Court  
Lot 5 Block 1, Section 81 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 Brian Boniface and seconded by Arthur Bredehoft to conditionally approve the front yard patio. The homeowner must plant and maintain evergreen vegetation to screen patio and lessen impact from street view. No storage of grills, plastic furniture, fire pits or umbrellas are 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.
61. Variance request for concept approval for an addition without required plans or code inspections.  
Evelyn Z Link  
11 Hermit Thrush Place  
Lot 37 Block 1 Section 79 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 Brian Boniface and seconded by Arthur Bredehoft to table the concept until the owner complies with following conditions:

- A qualified inspector must review the concept and verify that that enclosure complies with ICC code in a report to staff.
- The homeowner must return to the DSC within 45 days for concept review if submitted or for DSC approval to move forward with the legal process.

The motion passed unanimously.

**VIII.** Public Comments

There were no public comments.

**IX.** Member Comments

The Committee thanked the staff for their work on the DSC meetings.

**X.** Staff Reports

Staff reminded the Committee about the Joint DSC/RDRC meeting scheduled for August 29, 2018.

**XI.** Adjourn

There being no further business, Vice Chair Robert Heineman asked for a motion to adjourn. Brian Boniface made the motion and John A. Brown seconded. The meeting was adjourned at 7:45 p.m.



DEVELOPMENT STANDARDS COMMITTEE MEETING OF 7/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
LUCY SHOPE	OWNER COMCAST/XFINITY	JKL
Jenny Sartain	Architect Landlord Work	
Carole Rock	Owner, Mystic Glade Ct	#50
Brian Sanford	owner 7 Mystic Glade Ct	#50
Tal Conran	owner / 15 Slate Path	#58
REGINA MELLANO	OWNER / 31 ESTHERWOOD PL.	#11
Mike Allen	OWNER 139 S Merryweather	#13
AUGUS JACKSON	2 KNIGHTS CROSSING DR	#59
Jonathan Hayes	51 Paloma Bend Pl	#52
Andrew Lopez	95 B Bards Lane DR	#54

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

7/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
JB MAYFIELD	OWNER	H
Sam Williamson	Memorial Hermann Hospital.	X
Rob Harrison	CORPORATION	51
DARREN MELTZER	OWNER	51
JOHN CLARK	CHAIRMAN - HOUSE OF COUNCILS	I
Eugene Bullock	Executive Director	X
MIKE KERTIN	OWNER MARK BENTON, LLC	AEB
DAN ANDRUCCI	OWNER OF S.I.S. ASBESTOS	Z
Eric States	owner of 138 N. Shawnee Ridge	56

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 7/18

NAME (PLEASE PRINT)	(OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Loc Nguyen	Representative	u