

Development Standards Committee

September 19, 2018 at 5:00 p.m.

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

Members Present: Robert Heineman, John Anderson, John A. Brown, Bob Adams and Arthur Bredehoft

Members Absent: Walter Lisiewski, Brian Boniface

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

Legal Counsel: None

I. Welcome/Call Meeting to Order.

Vice Chair Robert Heineman called the meeting to order at 5:03 p.m.

II. Consideration and action regarding the minutes of the meeting of August 15, 2018.

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the August 15, 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.

Vice Chair Robert Heineman presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items H-P. Item E was withdrawn and Item Q was tabled. It was moved by John A. Brown and seconded by Arthur Bredehoft to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 2-19, 21 and 24-28. Item 20 was withdrawn and Items 22 and 23 were resolved prior to the meeting. It was moved by John A. Brown and seconded by Arthur Bredehoft to approve the items on the Residential Summary List as presented. The motion passed unanimously.

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

A. Variance request for the existing building that includes a logo that is not trademarked, exceeds the maximum height allowed, has non-channel cut letters and is installed on a raceway.

Avenida Brazil

1400 Research Forest Drive

Lot 5990 Block 0350 Section 1000 Village of Research Forest

This item was heard by the full committee. Representatives were present to address the committee. The staff provided the committee with details regarding former actions and the previous signs at the property. It was then moved by John Anderson and seconded by Bob Adams to Table the item and require the owner supply the agreement between the tenant and landlord and the permitting information from Shenandoah prior to taking action. Bob Adams then rescinded his second to the motion and the motion failed. It was then moved by Robert Heineman and seconded by Arthur Bredehoft to allow the existing building sign on the condition the owner must register the logo with the United States Patent and Trademark Organization. Additionally, the committee

requires all vinyl window and door vinyls must be modified or removed to comply with the Commercial Planning and Design Standards. John Anderson and Bob Adams abstained. The motion carried. The committee requested the staff still try and research the information with the landlord and the City of Shenandoah.

- B.** Variance request for a proposed sign package that includes window and door vinyl graphics with a logo that is not registered has products and services offered within the business and exceeds the maximum size and subject matter allowed.

Avenida Brazil

1400 Research Forest Drive

Lot 5990 Block 0350 Section 1000 Village of Research Forest

This item was heard by the full committee. Representatives were present to address the committee. The staff provided the committee with details regarding the proposed and existing vinyl graphics. The committee deliberated on the vinyl graphics and the importance of adhering to the Commercial Planning and Design Standards. It was then moved by Robert Heineman and seconded by Artthur bredehoft to deny the variance as presented and require the owner revise and resubmit plans that comply with the Commercial Planning and Design Standards, including but not limited to:

- Remove “2018 Winner of The Woodlands Taste of the Town” advertisement banner.
- Allow only one set of graphics per The Woodlands Standards on the door.
- Remove the arrow graphic with “Please use door next to patio” text
- Remove exterior door handle hardware on west side double doors to eliminate customer entry. Door hardware to function as emergency egress only.
- Remove “Avenida Brazil’s Services” as it is not considered a sufficient business clarifier.
- Remove window graphic with additional information “Ring Bell for Service.”
- Door window graphics must comply with The Standards and include: Business name, Logo, Suite number, Website and Emergency contact number only.
- All graphics for the name and logo to fit within an area of 288 sq. in.
- Only one set of graphics is allowed per The Woodlands Standards.
- Vinyl Graphics must be white and installed on the interior face of glass.
- The “Hours of Operation” must fit within an area of 144 sq. in. (12”x12”).
- Remove all Paper notices on windows.

The motion carried unanimously.

- C.** Request for a rehearing for the monument sign proposal, that was heard and acted upon by the Development Standards Committee at their meeting of August 15th, 2018

Jortney, LLC/Adcetera

1490 Research Forest Drive

Lot 9401 Block 0350 Section 1000 Village of Research Forest

This item was heard by the full committee. Representatives were present to address the committee. The staff provided the committee with details regarding the rehearing request. It was then moved by Robert heineman and seconded by John Anderson to approve the rehearing request and schedule the item for the meeting of October 3, 2018. The moption carried unanimously.

- D.** Consideration and action for the construction timeline and final plans to repair and paint the exterior of the buildings.

MEPT Boardwalk Town Center LLC

2203 Riva Row

Lot 9412 Block 0547 Section 0060 Village of Town Center

This item was heard by the full committee. Representatives were present to address the committee. The staff provided the committee with details regarding the Construction timeline and the modifications that were made based upon the Community Stanards Committees recommendation and Development Standards Committee’s previous actions. It was then moved by John Anderson and seconded by John Brown to approve based on the following conditions:

- Revise and Resubmit Construction Activity Plan / Work Schedule so the Waterfront facades for Buildings 1 and 2 are completed as single phases per building. Recommend extents of work starting/stopping at corners of buildings.
- The review committee suggests the construction schedule submitted is in excess of a reasonable amount of time to complete the proposed work and shall reduce the projected completion timeline to December 2019. Construction should not extend into 2020.
- All trees on the property within construction zones shall be fenced for protection during the construction as each façade undergoes renovation. Any trees or landscaping that is damaged during the renovation of the buildings shall be replaced with like vegetation. to match the pre-renovation conditions.
- Provide for record and for construction process a full set of exterior elevation drawings that show all elevations of each building and all material finishes to be used and at what location on the façade. These drawings and revised schedules shall be provided within two weeks of this conditional approval.
- Must comply with Commercial Planning and Design Standards.
- Project may commence as early as October 15th.

The motion carried unanimously.

E. Consideration and action for the proposed concept plan to add parking spaces.

GRI Woodlands Crossing LLC
10700 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to withdraw the item from the agenda.

F. Variance request for the removal of a dead tree, transplant of an existing tree and removal of tree well grate in the walkway.

Pinecroft Center I Walkway

1120, 1240, 1310, 1360 Lake Woodlands Drive

Lots 0590, 0675, 1800, 2000 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. Representatives were present to address the committee. The staff provided the committee with details regarding the tree removal and relocation request. It was then moved by Robert Heineman and Arthur Bredehoft to approve the relocation of the tree to the area between Academy and the Former Toy R Us location and allow concrete to be installed over the existing landscape tree well on the following conditions: Concrete installation must match existing pavement and cap off irrigation to the tree well.

G. Consideration and action for the proposed solutions to resolve the existing violation regarding the existing graphics painted on the concrete that were not part of the original sign package for the curbside pickup program.

HEB

26500 Kuykendahl Road

Lot 0525 Block 0509 Section 0386 Village of Creekside Park

This item was heard by the full committee. Representatives were present to address the committee. The staff provided the committee with details regarding proposed solutions to the removal of the graphics painted on the concrete. After the deliberation it was moved by John Anderson and seconded by John Brown to table the item and request the staff look into alternative solutions. The morion carried unanimously.

H. Variance request for two directional signs that contain a logo and a non-neutral background color.

Taco Bell Corporation

4490 Panther Creek Pines

Lot 0385 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to deny as presented and require the owner revise to meet the Standard, including but not limited to:

- Sign faces must not exceed six (6) square feet in area.

- Ground mounted Directional Signs must not exceed four (4) feet above natural grade in total installed height.
 - Letter height must not exceed four (4) inches and must be of a single neutral color.
 - Must have a single neutral color background. A dark or black background with white letters is preferred.
 - No logo or business name is allowed.
May be ground illuminated in Residential Villages and internally illuminated in non-residential areas.
- The motion carried unanimously.

I. Variance request for the existing interior remodel that included demolition of the exterior of the building.
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 John Brown and seconded by Arthur Bredehoft to deny as presented and require the owner revise and resubmit in accordance with the following:

- Provide floor plan and exterior elevations that accurately show the full scope of work to be completed for this McDonald's restaurant. Demo plan, floor plan and finish schedule did not show exterior walls or storefront windows being replaced.
- Provide a sample materials board showing any new materials (i.e. brick, glass, storefront metal frames).
- No exterior lighting is scheduled to be replaced per the contract drawings. No modifications or fixture replacements shall be made without a review and approval from the review committee.
- Provide a signage package for any changes to building signs, window graphics, menu boards, directional signs or parking signs.
- Unapproved pavement markings and Reserved Parking signs will need to be submitted to the committee for review and approval.
- Provide a landscape plan to show where existing landscape was removed and what will be replaced post construction. Landscaping with plant material and sod is to match the originally approved landscape plans. Provide plants as on the approved plant species list in The Woodlands Commercial Planning & Design Standards for new landscaping.
- Provide irrigation plans showing any new irrigation and/or repair to existing systems.
- Provide Architect's Letter of Code Compliance and conform to The Woodlands Township's requirements for permitting and regulatory agency review.

The owner must Revise and resubmit this package with the above requested revisions and additional documents as a Final Submission for the McDonald's interior remodel. The motion carried unanimously.

J. Variance request for the proposed sign package that includes a business clarifier that is not trademarked a building sign that is not located over the entrance, with four awnings and three banners that include two business names.

TRIS/Cureight

24 Waterway Avenue

Lot 2640 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to approve based on the following conditions:

- Overall height of canopy mounted building sign shall not exceed 24" total (including backer panel).
- "DINE | SIP | TASTE" is considered a business clarifier. This clarifier is approved for use and must be registered with "TRIS" with the USPTO within one (1) year of this conditional approval. Failure to register as such may result in the removal of the signage at the tenant's expense.
- Exterior awnings shall maintain a balanced appearance on the façade per the Waterway Criteria. All four (4) awnings shall be installed as submitted.
- Outdoor patio furniture and outdoor umbrellas must be submitted for review and final action and suggest umbrellas are modified to a color that is compatible with the new awning color. Patio furniture and umbrellas must not include any advertisements, logos or business names.
- Remove secondary side canopy mounted sign "BISTRO" and vertical banner signage.

- Exterior vertical banner signs shall be mounted utilizing existing mounting brackets.
- A variance is approved for the display of one (1) "Cureight" exterior banner sign as submitted as a sub-dining experience of "TRIS".
- Tower Banner signage is conditionally approved subject to the banners being mounted a minimum of 36" from the face of the glazing.
- No other signage is approved at this time including door/window vinyl graphics and existing exterior building sign nearest front door. All signage must be submitted to the DSC for review and approval prior to fabrication and installation.

All improvements must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- K.** Variance request for the installation of a single tenant building sign over the building entrance of a multi-tenant space.

Vander Dys Jewelers

24 Waterway Avenue

Lot 2640 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to approve based on the following conditions:

- Overall height of canopy mounted building sign shall not exceed 24" (including backer panel). Reduce overall combined height of sign to 24".
- "Fine Jewelers" is approved for use as it is part of the registered name, however install using the same dark color of the backer panel for this lettering for visibility.
- No steel support square tubing or any electrical raceway shall be visible to the public.
- Any additional signage shall be submitted for review and written approval before fabrication and installation.

All improvements must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- L.** Consideration and action for the final plans for the addition of a second building.

Woodlands Rehabilitation Center

3275 College Park Drive

Lot 0811 Block 0388 Section 0999 College Park

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to approve on the following conditions:

- On the Construction Activity Plan, extend the construction fence around the north side of the existing building to include the landscape island to be re-landscaped with three new drake elm trees.
- Add a note to the Site Demolition Plan that all pavement markings must be removed from the parking areas and drive aisles. - Revise and Resubmit.
- Provide civil drawings to include grading plan with drainage directions and slopes and a dimensional paving plan or indicate on the Architectural Site Plan. - Revise and Resubmit.
- Relocate the electrical gutter from the East elevation of the proposed shell building to the south elevation of the building to match the existing structure. - Revise and Resubmit.
- Owner must add additional landscaping to the rear of the building to soften the view of the offset alignment between the two buildings.
- All exterior finishes to remain on existing structure.
- Splice brick in where windows/doors or other openings are to be removed in a standard stretcher bond, interlocking at edge.
- Provide Cut-sheets for all new exterior lights and a photometric plan to review site lighting output levels. Lighting must match between buildings. - Revise and Resubmit.
- All exterior lighting shall be identical in type and output color and shall be shielded. New to match existing (if compliant) or replace all exterior fixtures. Lighting to be in the 3500K to 4000K color temperature range.

- Window film to be submitted as part of Signage Submission with full building elevations, with type and color of film. Signage Submission to be submitted at a minimum of 60 days before construction completion. Window film is not approved at this time and is to be part of the signage submission.
 - Must comply with the Commercial Planning and Design Standards.
- The Items indicated must be Revised and Resubmitted to be received by The Woodlands Township within two (2) weeks of this notice. The motion carried unanimously.

M. Consideration and action for an existing outdoor dining patio extension.

Republic Grille

4775 W. Panther Creek Drive

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to approve the improvements as presented. All improvements must comply with the Commercial Planning and Design Standards. The motion carried unanimously.

N. Variance request for the proposed monument sign panel that contains a name and logo that are not trademarked together.

Bilfinger

Town Center One

1450 Lake Robbins Drive

Lot 5300 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to approve based on the following conditions:

- All panels are to be of equal size and of matching color and material.
- Panel to be routed aluminum painted to match other panels, backed with white acrylic.
- Color SW 2139 Shipyard Grey is discontinued. All panels installed on the Town Center One monument sign are to be of accurately matching grey background colors.
- Both "Bilfinger" and their graphic logo are registered with the USPTO and are approved for use together on signage.

All improvements must comply with Commercial Planning and Design Standards including, but not limited to the maintenance of the existing landscaped bed around the monument sign. The motion carried unanimously.

O. Variance request for a proposed sign package that contains two building signs that do not match and two monument signs that do not include an address on the required location.

House of Pies

1330 Lake Woodlands Drive

Lot 0660 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to approve on the following conditions:

- All Signage as currently submitted shall use the business clarifier "Restaurant & Bakery". No other clarifier is permitted for use on any of the "House of Pies" signage or anywhere on the exterior of the facility.
- Install formal planting areas surrounding each renovated monument sign, which must be irrigated and maintained. Reference The Woodlands Commercial Planning and Design Standards for an approved plants list.
- Add address numbers to the monument sign along Lake Woodlands Drive. Match what was done for "BBVA Compass" bank Monument Sign, white numbers on top corner tile near street.
- All hardware and fasteners on the monument sign panels are to be concealed from view.
- Any Additional Signage such as window graphics shall be submitted for review and written approval before fabrication and installation.

All improvements must comply with Commercial Planning and Design Standards. The motion carried unanimously.

P. Consideration and action for the proposed awnings.

House of Pies
1330 Lake Woodlands Drive
Lot 0660 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to approve on the condition installation is in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

- Q.** Consideration and action for the installation of sidewalks that will be ADA complaint and requires trees and vegetation to be removed.

Town Center One
1450 Lake Robbins Drive
Lot 5300 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Brown and seconded by Arthur Bredehoft to table the item. The motion carried unanimously.

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

1. Variance request for a proposed patio cover that does not respect the 20 foot rear building setback.

Brian Albert
31 Shaded Arbor Drive
Lot 27, Block 1, Section 27 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. The Committee reviewed and deliberated the request. It was moved by John A. Brown and seconded by Arthur Bredehoft to deny the patio cover as presented. The Committee conditionally approved a patio cover as follows: the homeowner must submit revised plans of the patio cover that complies with the Standards and Covenants and the improvement must meet code and pass inspections. Staff will review the revised plans upon submittal. The motion passed unanimously.

2. Variance request for a proposed attached patio cover that does not respect the 20 foot rear building setback.

William J Maks
11 Cinnamon Teal Place
Lot 19 Block 3, Section 1 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoft to conditionally approve the patio cover. The owner must plant and maintain evergreen tall trees/shrubs at least 7 feet tall at the time of planting to rear property line. The motion passed unanimously.

3. Request for variance for proposed swimming pool that exceeds the maximum amount of water surface area allowed.

Allan and Nicole Coulton
18 Mohawk Path Place
Lot 92, Block 1, Section 6 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoft to conditionally approve as the swimming pool as follows: the owner must plant and maintain two 30 gallon native trees. The owner must also plant and maintain evergreen trees/shrubs at least 7 feet tall at the time of planting to screen to the rear and sides. Palms are not allowed as replacement trees and will not be considered in this number. Staff will review upon completion to determine if plantings are sufficient. Standard conditions apply and the pool must meet code and pass all inspections. The pool may not encroach into any easement. Access is to remain on owner's lot. Additionally, the owner must plant and maintain dense evergreen vegetation to screen pool equipment from the view of street and the neighboring property. This vegetation must be at least 4 feet tall at time of planting. No fencing may be constructed to screen pool equipment without a separate application. The motion passed unanimously.

4. Variance request for an existing trampoline that does not respect the rear ten foot easement.
Jarred Thomas Roeber
39 Dewdrift Place
Lot 48 Block 1 Section 50 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoft to disapprove the trampoline and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the trampoline 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 trampoline 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.

5. Variance request for an existing fence that does not meet the Development Criteria for Section 56 Alden Bridge.
Deborah Vaye Cowan Ward
30 Courtland Green Street
Lot 8 Block 3 Section 55 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoft to approve the fence as submitted. The owner must maintain existing vegetation along the outside of the rear fence to soften the view to the rear alley street. The motion passed unanimously.

6. Variance request for a small portion of the existing walkway that exceeds the maximum width allowed and is not located a minimum of one foot away from the property line.
Ernest H Frey
18 Owls Cove Place
Lot 15 Block 4, Section 6 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoft to approve the walkway 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. 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.

7. Variance request for a small portion of the existing walkway that exceeds the maximum width allowed and is not located a minimum of one foot away from the property line.
Charles L Saunders Jr
75 East Slatestone Circle
Lot 39 Block 1, Section 50 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoft to approve the walkway 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. 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 and approval for a home business – Interior Design
William M Bass
54 North Goldenvine Circle

Lot 40 Block 1, Section 65 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoff to approve the home business as presented on the condition the owner must remain in compliance with the Residential Development Standards. The owner must obtain a renewal for the home business permit no later than September 19, 2020. The permit may be revoked at any time by action of the Committee or for a violation of the residential Development Standards. The motion passed unanimously.

9. Variance request and approval for a home business – Translation and Engineering Consultation.

Michael Miller

11 Beebrush Place

Lot 56, Block 1, Section 13 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoff to approve the home business as presented. The owner must remain in compliance with the Residential Development Standards. The owner must obtain a renewal for the home business permit no later than September 19, 2020. The permit may be revoked at any time by action of the Committee or for a violation of the residential Development Standards. The motion passed unanimously.

10. Variance request for a driveway extension that exceeds the maximum width allowed

Dmytro Aleksenko

23 Archer Oak Place

Lot 31 Block 3, Section 29 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoff to approve the driveway extension on the condition that the broken portion is repaired and that a planting bed with evergreen plants be planted along the right side to soften view. The motion passed unanimously.

11. Variance request for an existing play structure that does not respect the rear ten foot easement.

Duane Radtke

54 Sandwell Place

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

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoff to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure 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 play structure 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.

12. Variance request for an existing driveway extension that does not respect the side five foot easement.

Marla Gregg

90 South Knights Crossing Drive

Lot 8 Block 1, Section 81 Village of Sterling Ridge

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

13. Variance request for an existing paving that does not respect the side five foot easement.

Joseph and Kate Effert

2 Wood Drake Place

Lot 69, Block 1, Section 4 Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Arthur Bredehoft to approve the paving 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.

14. Variance request for an existing pet barrier is not an approvable fence style and material.

Francisco Javier Bernaldo De Quiros
186 Hearthshire Circle

Lot 46 Block 1, Section 99 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown 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 foot tall) to the street. Staff will review plantings upon completion to determine if sufficient screening. The owner also has the option to comply with the Standards by installing permanent puppy bars that match the fence; if this option is chosen, the fence must meet pool barrier code and pass inspections. The motion passed unanimously.

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

Evelyn Z Link
11 Hermit Thrush

Lot 37, Block 1, Section 79 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 John A. Brown and seconded by Arthur Bredehoft 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 having a third party qualified inspector review the concept and determine that the alteration/addition complies with code, submitting final passing inspection report and removing tarp on the roof. Additionally, the improvement must be reviewed and approved by the Development Standards Committee.) 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.

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

Ricardo Zalzman
74 West Canyon Wren Circle

Lot 16, Block 2, Section 13 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 John A. Brown and seconded by Arthur Bredehoft 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 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.

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

Jason R Creel
22 Tranquil Glade Place
Lot 29, Block 2, Section 9 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 John A. Brown and seconded by Arthur Bredehoft 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 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.

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

Luis F Michel & Hilda H Gonzalez

3 Pleasant Point Place

Lot 53, Block 1, Section 8 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 John A. Brown and seconded by Arthur Bredehoft 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) 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.

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

Stephen P & Christy R Soileau

70 East Stockbridge Landing Circle

Lot 25, Block 1, Section 17 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 John A. Brown and seconded by Arthur Bredehoft 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.

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

Tonya G Paschalis

30 Stockbridge Landing Drive

Lot 35, Block 1, Section 17 Village of Alden Bridge

This item was withdrawn prior to the meeting.

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

Sawbridge Development LLC

27 Sawbridge Circle

Lot 5, 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 John A. Brown and seconded by Arthur Bredehoft 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 the dead bush on the right side front 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.

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

Ricardo D Gutierrez

99 Genesee Ridge Drive

Lot 36, Block 1, Section 11 Village of Harper's Landing at College Park

This item was resolved prior to the meeting.

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

Eusebio & Ana Marmol

99 South Spinning Wheel Circle

Lot 10, Block 2, Section 56 Village of Sterling Ridge

This item was resolved prior to the meeting.

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

Chico Ayala

19 East Sage Creek Place

Lot 25, 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 John A. Brown and seconded by Arthur Bredehoft 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 new 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.

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

Espancio Home Services LLC (Elizabeth Elena Macias Plaschinski)

38 West Sage Creek Place

Lot 14, Block 2, 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 John A. Brown and seconded by Arthur Bredehoft 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.

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

Patricia Hallmark

239 Fairwind Trail Court

Lot 28, Block 2, 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 John A. Brown and seconded by Arthur Bredehoft 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.

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

William C Bollman

46 East Whistlers Bend Circle

Lot 29, 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 John A. Brown and seconded by Arthur Bredehoft 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 algae/mildew from exterior of the home and removing excessive pine needles from 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.

28. Request for time extension on project that includes swimming pool & spa, pergola, summer kitchen, firepit and outdoor shower enclosure.

Adrian Paul Osbourne

11 Curly Willow Circle

Lot 2, Block 2, Section 15, 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 John A. Brown and seconded by Arthur Bredehoft to grant a time extension for an additional 60 days. A progress report is to be submitted in 30 days at October 17, 2018 meeting. The motion passed unanimously.

29. Request for variance for existing driveway widening that exceeds the maximum width allowed and does not have the contrasting border as required by the Criteria for Section 15 of Creekside Park.

Frederick Ogbutor

35 Wrangler Pass Drive

Lot 9, Block 1, Section 15 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. It was moved by John A. Brown and seconded by Arthur Bredehoft to conditionally approve the driveway widening. The homeowner must resurface the driveway with epoxy type material or other similar resurfacing technique. The driveway must have a contrasting border (color, design or stain). The owner must submit samples to staff for review prior to installation. The motion passed unanimously.

30. Request for variance for proposed swimming pool that exceeds the maximum amount of water surface area allowed.

Kyle Davis

58 West Sawyer Ridge Drive

Lot 5, Block 2, Section 35 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. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the pool. The homeowner must install the drainage plan with a sump pump as submitted. The homeowner must also plant and maintain five 15 gallon native trees, and plant and maintain evergreen trees /shrubs at least 7 feet tall at the time of planting to screen to the rear and sides. Staff will review plantings upon completion to determine if they are sufficient. The pool must meet Standard conditions and code and pass all inspections. The pool may not encroach into any easement. Access is to remain on the owner's lot. The motion passed unanimously.

31. Request for variance for an existing pergola and wood deck that does not respect the five foot side yard easement and the pergola has an unacceptable roofing material. Additionally, the existing storage shed exceeds the maximum height of nine feet allowed and does not respect the five foot side yard easement.

Jaime Manuel Gonzalez Bonifaz

138 North Westwinds Circle

Lot 10 Block 1 Section 67 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 Arthur Bredehoft to conditionally approve the pergola. The roof must be changed to an approvable roofing material. It was further moved 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. Additionally, the owner must plant and maintain tall evergreen shrubs or trees to screen the shed to the street. The motion passed unanimously.

32. Variance request for an existing attached patio cover with proposed summer kitchen and an existing detached patio cover that do not respect the 40 foot rear setback. Additionally, the attached patio cover does not have the required sealed plans drawn by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.).

Andrew Dubois

7 Freestone Place

Lot 27 Block 1, Section 49 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 John A. Brown and seconded by Arthur Bredehoft to conditionally approve both patio covers; they must meet code and pass inspections. Staff will review to determine if any evergreen screening needs to be added. The motion passed unanimously.

33. Variance request for an existing fence that exceeds the maximum height allowed and may have an adverse impact on the neighborhood's existing character.

Jefferey M Graffagnino

22 Silk Tree Place

Lot 40 Block 2 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 Arthur Bredehoft and seconded by John A. Brown to conditionally approve the fence. It must be rebuilt to conform to the Standards and must not have a gap at the bottom. The maximum height of fence is to be 6'6" to meet standards. It must also meet code and pass inspections. The motion passed unanimously.

VIII. Public Comments

There were no public comments.

IX. Member Comments

There were no member comments.

X. Staff Reports

Staff reminded the Committee that a DSC meeting is scheduled for Wednesday, November 21, which is the day before Thanksgiving and asked the Committee if they would like to reschedule that meeting. This will be discussed at the October 3 meeting.

XI. Adjourn

There being no further business, Vice Chair Robert Heineman asked for a motion to adjourn. Arthur Bredehoft made the motion and John Anderson seconded. The meeting was adjourned at 7:21 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 9/19/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
EMMETT SACREY	ARCHITECT - HOUSE OF PIES	O, P.
STEPHEN ELLIOTT	ARCHITECT - (CMA) BOARDS WALK	D.
Dan Sme	Owner Rep	D
Steven Trainor	Comm Rep - Boardwalk	D
FARHAD SHEKHANI	Alteeh signs / Avenida Brazil	
Tim BAUER	Swim-Labs	
JOHN: Kristy Sexton	Adcetera	C
Ethan Cooney	HETS	G
Jarred Roobar	Owner	
Mendisya Abreu	Avenida Brazil	

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 9/19/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
JOURN SADEGHIAN	NEIGHBOR	
ROBERT SHEETAN	CONTRACTOR	
Kirsten York-DuBois	owner	32
KYLE DAVIS	OWNER	
FRED DEBUTZ	OWNER	29
Megham Sadeghian	Neighbor	