

## **Development Standards Committee**

**December 19, 2018 at 5:00 p.m.**

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

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

Members Absent: Robert Heineman

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

Legal Counsel: Bret Strong (during Executive Session only)

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

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

**II. Consideration and action regarding the minutes of the meeting of November 14, 2018.**

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the November 14, 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.**

The Committee recessed to Executive Session when the regular meeting adjourned at 6:26 pm.

**IV. Reconvene in Public Session.**

Executive Session adjourned at 6:59 pm.

**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 C, D, E, F, G & H. It was moved by John Anderson and seconded by John Anthony Brown to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 1-37. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the items on the Residential Summary List as presented.

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

**A. Variance request for three temporary banners that exceed the maximum size allowed, have a background color that is not neutral and contains a logo that exceeds the maximum size allowed.**

Dayton Hudson Corp / Target

1100 Lake Woodlands Drive

Lot 0590 Block 0599 Section 0999 Village of Town Center

This item was reviewed by the full committee. IA representative from Crowther construction was present to address the Committee. The committee discussed the proposed locations and concerns related to the roll off dumpsters, portable restroom facilities, signage and lighting. It was then moved by John Anderson and seconded by Brian Boniface to conditionally approve the "Open During Construction sign on the condition only one side is allowed at either the C or D location. The committee will allow sign "A" Target "Bullseye" logo as presented. All signs must be maintained in good order and repair and removed no later than one week following the completion of construction and remodel.

- B. Consideration and action for the construction activity plan, the proposed staging and storage area for the remodeling and related sign package that includes directional, safety, contractor and contact information.

Dayton Hudson Corp / Target

1100 Lake Woodlands Drive

Lot 0590 Block 0599 Section 0999 Village of Town Center

This item was reviewed by the full committee. IA representative from Crowther construction was present to address the Committee. The committee discussed the proposed locations and concerns related to the roll off dumpsters, portable restroom facilities, signage and lighting. It was then moved by John Anthony Brown and seconded by Brian Boniface to conditionally approve the proposed plans with the following conditions:

- All materials must be stored within the containers or out of public view and storage containers must be maintained in good working order, free of trash and debris around the exterior.
- the owner must install eight (8) foot tall galvanized fencing with a green mesh to be erected around the containers to screen from view.
- Fire lane access throughout the site must be maintained during construction. Must comply with Commercial Planning and Design Standards including, but not limited to, Approved Hours of Construction 6:00 a.m.-8:00 p.m. Monday through Friday and 8:00 a.m.-8:00 p.m. Sundays and holidays.
- Relocate the Portable Restroom Facilities to the rear of the building.
- Containers must not exceed 10 feet in height.
- Move roll off dumpsters in to the parking screened in area.

The motion carried unanimously.

- C. Consideration and action for exterior remodel that includes painting; and sidewalk and curb modifications in order to be comply with the Americans With Disabilities Act.

Fargo Hotels Realty LP/Residence Inn

9333 Six Pines Drive

Lot 7130 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by John Anthony Brown to allow the improvements on the following conditions:

- Written authorization/approval from the Fire Marshal is required for the construction lay-down yard to impede the fire lane. Construction lay-down yard shall be organized and fenced with gates in order to maintain a fire lane access drive through the site. Any equipment or materials in the dedicated fire lane must be relocated.
- Make-shift roof between storage containers is not approved. Tents shall be used for shading as required and must be submitted for review and written approval prior to installation.
- The building will be re-painted the existing colors of the buildings.
- Standing seam metal roof is not to be repainted. If any touch-ups, repairs or repaint is required, the Residence Inn shall apply for an additional permanent improvement with The Woodlands Township.
- All surfaces shall be repaired of cracks, damaged siding, re-caulked and mildew cleaned before final prep for paint.
- Finishes must be installed as per manufacturer's recommended preparation and installation instructions.
- Owner to maintain final appearance at all times.
- Re-route the sidewalk around the light pole and small landscape bed, straight to the Right of Way path. This should be a more cost-effective route to avoid moving utilities and avoid reconstructing the sidewalk at ramp and the relocation of a light pole.
- Dumpster to be re-located to the interior of the enclosure.

The motion carried unanimously.

- D. Consideration and action for a construction activity plan and the existing staging and storage areas for the remodeling.

Fargo Hotels Realty LP/Residence Inn  
9333 Six Pines Drive

Lot 7130 Block 0599 Section 0999 Village of Town Center

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

- Written authorization/approval from the Fire Marshal is required for the construction lay-down yard to impede the fire lane. Construction lay-down yard shall be organized and fenced with gates to maintain a fire lane access drive through the site. Any equipment or materials in the dedicated fire lane must be relocated.
- Make-shift roof between storage containers is not approved. Tents shall be used for shading as required and must be submitted for review and written approval prior to installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- E. Variance request for a sign package that includes a logo that is not registered and exceeds the maximum size allowed.

Grogan's Mill Retail Center GP LLC / New Lotus Moon  
2260 Buckthorne Place

Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill

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

- The owner must revise and resubmit the monument sign panel specifications and reduce the logo to 10% of the size of the message area. Suggest owner modifies layout to one line of text to match character and appearance of the building sign.
- Owner must obtain a trademark with either the USPTO or Texas Secretary of State within one year of the date of the approval or the logo will require removal.
- Must comply with the Commercial Planning and Design Standards, including but not limited to, maintenance of monument sign, irrigation and plantings.

The motion carried unanimously.

- F. Consideration and action for modifications to the approved landscape plan.

Chase Bank  
8507 W. New Harmony Trail

Lot 8507 Block 0509 Section 0386 Village of Creekside Park

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

- Drains/Grates to be child safe, not permitting any small child to fall within or become trapped by the drainage system.
- Area around drains to have gravel.
- Add shrubs to supplement landscaping as more gravel is being added around drains. Submit a revised landscape plan that indicates the existing conditions with additional supplemental plantings.
- Contractor to preserve existing trees in this area. No grading around large trees.
- Landscaping vegetation to be replaced one for one if damaged or removed for construction.
- "Waterproofing" to the building shall be limited to filling in missing spots in the existing foundation caulking as required. No physical alterations to the façade form or materials of the building are to be made. Caulking to match in color with the substrate it is being installed on.

- All new landscape plantings shall have permanent and concealed irrigation. Add/repair irrigation lines as necessary from construction.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- G. Variance request for exterior modifications including a new door, window glazing on the exterior surface of the glass and a patio area.

Rfl Retail Limited Partnership

2415 Research Forest Drive

Lot 6313 Block 0547 Section 0999 Village of Research Forest

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

- All construction materials, trailer, portable toilets, etc. shall be screened behind a construction fence. Fence shall be a minimum six (6) ft tall chain link fence with black, green or brown mesh screening installed. Fire Lanes shall be maintained at all times within the site. Construction fence to remain throughout entire construction.
- All window vinyl shall be applied to the inside surface of glass (May require removal of glazing).
- No additional signage is approved at this time. No signage, banding, or marketing is to be added to the window screening.
- New railing to be steel powder coated in black.
- Patio will require interior facing sign for "No Alcohol Beyond This Point". Back of sign to be painted dark to match railing.
- Patio tables, chairs and umbrellas are to be re-arranged in order for all furniture to fit on the "Snooze Eatery" patio and not encroach into the adjacent patio nor outside of the "Snooze Eatery" patio. Snooze to verify with Grub.
- Tenant must maintain a clear ADA accessible walkway around tables and at entry/exit to patio at all times.
- No logos shall be displayed on tables, chairs or umbrellas.
- No trees shall be trimmed or removed for any reason at this time including the placement of any tables, chairs or umbrellas.
- Color selection for chairs shall be "Anthracite" or "Orange", tables shall be dark bronze and umbrellas to be the standard "Snooze Eatery" orange color (square shaped).
- Coming soon signage has not been submitted for review and written approval and is in violation of The Woodlands Commercial Planning and Design Standards.

The motion carried unanimously.

- H. Variance request for a proposed monument sign panel that includes a logo that is not trademarked.

GAVI Timberloch LLC

2001 Timberloch Place

Lot 0280 Block 0547 Section 0999 Village of Town Center

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

- Owner must obtain a trademark with color as a feature of the mark as it appears on the sign with either the USPTO or Texas Secretary of State within one year of the date of the approval or the logo will require removal.
- Must comply with the Commercial Planning and Design Standards, including but not limited to, maintenance, cleaning the sign, irrigation and plantings.

The motion carried unanimously.

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

1. Variance request for proposed living area that exceeds the maximum allowed by the Development Criteria of Section 24, Creekside Park.  
Kalen Ruskin  
18 Ranchers Trail  
Lot 29 Block 1, Section 24 Village of Creekside Park  
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the added living area. It must meet code and pass inspections. The motion passed unanimously.
2. Variance request for a proposed patio cover with summer kitchen that will not respect the rear 25 foot setback  
Wendell J Bartnick  
91 W Laurelhurst Circle  
Lot 39 Block 1 Section 45 Village of Alden Bridge  
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the proposed patio cover and summer kitchen. The patio cover must not project past the garage structure. Staff will review the project upon completion to determine if any additional evergreen trees and shrubs are needed to screen the view. The patio cover and summer kitchen must meet code and pass inspections. The motion passed unanimously.
3. Variance request for a proposed patio cover with summer kitchen that will not respect the rear 40 foot setback.  
Steve Price  
67 North Shimmering Aspen Circle  
Lot 15, Block 1, Section 19 Village of Creekside Park  
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the proposed patio cover and summer kitchen. The homeowner must maintain the existing vegetation to screen to the side and must plant and maintain evergreen trees and shrubs at least 7 feet tall at the time of planting to screen to street and soften to the rear. Upon completion staff will determine if the screening is sufficient. The patio cover and summer kitchen must meet code and pass inspections. The motion passed unanimously.
4. Request for variance for existing artificial turf used as landscaping material and for a putting green that does not respect the easements.  
Samuel Burk  
107 Crimson Ridge Court  
Lot 6, Block 1, Section 15 Village of Indian Springs (TWA)  
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the artificial turf and putting green. 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 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). Also, the trampoline must be moved out of easement. The motion passed unanimously.
5. Variance request for an existing patio cover that does not respect the rear 20 foot setback and paving that does not respect the rear ten foot easement.  
Donal Larson  
66 Elm Willow Court  
Lot 19 Block 1 Section 2 Village of Alden Bridge  
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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 Committee also

voted to conditionally approve the patio cover. It must meet code and pass inspections. The motion passed unanimously.

6. Variance request for an existing deck that does not respect the rear easements.

Robert Vargas

14 Dawson Woods Court

Lot 5 Block 2, Section 89 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve 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 an existing play structure that does not respect easement.

Greg Zimmerman

59 Beacons Light Place

Lot 12, Block 1, Section 19 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. 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 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. The motion passed unanimously.

8. Consideration and action to appeal the Residential Design Review Committee condition of approval regarding existing pool decking that does not respect the rear and left side easements.

Augustine Conroy

111 North Thatcher Bend Circle

Lot 29, Block 1, Section 34 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the deck encroachment. 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. Request for approval for a nutrition counselling home business.

Mariana Dineen

31 Birch Canoe Drive

Lot 5, Block 3, Section 21 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the home business as presented on the condition that all client cars be parked on the owner's driveway and the owner must remain in accordance with the Residential Development Standards. The owner must obtain a renewal for the home business permit no later than December 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 an existing play structure that does not respect easements.

Jeffrey Schultz

22 Star Iris Place

Lot 31, Block 1, Section 14 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to disapprove the existing 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, in five years, or 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. The motion passed unanimously.

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

Jorge M Vazquez

35 Quillwood Place; 77354-3293

Lot 7, Block 1, Section 93 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) 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.

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

James & Susan Van Laar

14 Mosaic Point Place; 77389-7599

Lot 11, Block 1, Section 6 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by submitting an application and obtaining approval for the play structure) 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.

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

Jorge Alberto Novoa Yeo

42 Rocky Point Court; 77389-5341

Lot 47, Block 1, Section 5 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (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 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.

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

Leo & Tatiana Teplitskiy

82 Wood Drake Place; 77375-4972

Lot 49, Block 1, Section 4 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by submitting an application and obtaining approval for the play structure) 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.

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

Maria Melida Uribe

26 South Bethany Bend Circle; 77382-1348

Lot 48, Block 3, Section 36 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing debris from public view, removing and storing the trash and recycle carts out of public view 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 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.

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

Marcela Velasco-Sevilla

166 Queenscliff Court; 77382-1766

Lot 4, Block 1, Section 13 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing animal waste from the lot and by placing or keeping no more than two customary household pets outside of the home at onetime 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 and removing algae/mildew on exterior of the home and by removing and storing the trash and recycle carts out of public view) 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.

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

Bradley M & Kendra K Stroud

50 South Wynnoak Circle

Lot 2, Block 2, Section 57 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing debris from public view, removing and storing the trash and recycle carts out of public view 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 and removing dead vegetation and removing algae/mildew from the exterior of the home) 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.

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

Juan Abreau Ruiz

14 Black Swan Court

Lot 10, Block 2, Section 97 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts and debris out of public view) 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.

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

Sunil K & Rita Saraf

51 North Seasons Trace

Lot 13, Block 1, Section 19 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by planting and maintaining sufficient dense evergreen vegetation along right and rear fence line at least 7 feet tall at the time of planting. Staff to approve upon completion and additional vegetation may be required) 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.

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

Andrea & Brenda S Balsamo

34 Prairie Oak Drive

Lot 9, Block 1, Section 15 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (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 on exterior of the home) 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.

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

Jamar Blake

42 Heirloom Garden Place

Lot 48, Block 1, Section 100 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by submitting an

application for the pergola) 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.

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

Hongxia Che

24 Silver Rock Drive

Lot 6, Block 2, Section 33 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

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

FREO Texas LLC

66 South Wynnoak Circle

Lot 6, Block 2, Section 57 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing debris from public view, removing and storing the trash and recycle carts out of public view 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 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.

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

Matthew W Froemsdorf & Yvonne Y Vuong

18 Lufberry Place

Lot 6, Block 2, Section 12 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (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 removing equipment and lawn supplies (mulch) from public view) 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.

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

Curis Francisco X Gonzalez & Martin Marcela A Becerra

38 N Shasta Bend Circle

Lot 22, Block 1, Section 22 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable

timeframe for resolution. Correspondence will include that failure to correct these violations these (by removing and storing the trash and recycle carts out of public view) 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.

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

Megan E Gravenstein

38 West Montfair Boulevard

Lot 3, Block 3, Section 74 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by repairing or replacing damaged fence pickets) 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.

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

Jesus L Hernandez & Angelina A Ruvalcaba

19 Estherwood Place

Lot 17, Block 2, Section 99 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by submitting applications for the backyard patio structure and additional paving) 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.

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

Hydro Power Systems Inc

26 Maize Meadow Place

Lot 24, Block 4, Section 9 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) 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.

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

Shaista Khan

22 Belcarra Place

Lot 38, Block 3, Section 58 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable

timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view and removing algae/mildew from the exterior of the home) 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.

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

Jaltex Investments Corporation

50 Paloma Springs Drive

Lot 4, Block 2, Section 26 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (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 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.

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

Rodney Eric Lenfant Sr & Rodney E & Suzanne S Lenfant

3 Ambrosia Place

Lot 23, Block 3, Section 13 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by repairing or replacing the damaged garage door) 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.

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

Kirby Real Investments LLC

11 Wyatt Oaks Drive

Lot 8, Block 5, Section 7 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing the dead tree and replacing with a minimum of three (3") caliper native tree as per your landscape criteria for your lot) 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.

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

Daniel Lopez & Marcela Trujillo

19 Prairie Falcon Court

Lot 28, Block 1, Section 12 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable

timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts and debris including building materials and equipment out of public view) 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.

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

Kevin M & Christine O'Neal

106 East Canyon Wren Circle

Lot 24, Block 2, Section 13 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) 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.

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

Mayur & Priti Patel

26 River Ridge Loop

Lot 7, Block 1, Section 3 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) 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.

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

Daniel M Bermudez & Ingrid Escamilla

22 Wood Drake Place

Lot 64, Block 1, Section 4 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash/recycle carts out of public view) 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.

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

David A Jr. & Kerrie L Loveridge

71 East Slatestone Circle

Lot 40, Block 1, Section 50 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the pursuit of legal action and authorize our attorneys and staff to notify

the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) 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.

38. Variance request for an existing flagstone walkway that exceeds the maximum width allowed.

Joseph W Skaptason

15 Owls Cove Place

Lot 22 Block 4, Section 6 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 conditionally approve the walkway. The homeowner must remove the narrow portion closest to the street. The motion passed unanimously.

39. Variance request for a proposed driveway extension that will not respect the side five foot easement.

John Srock

78 North Swanwick Place

Lot 15, Block 1, Section 3 Village of Creekside Park West

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 Anthony Brown and seconded by Arthur Bredehoft to conditionally approve the proposed driveway extension. The extension must taper to existing driveway before the curb, leaving the open portion between the two driveways. Both sides of the driveway must match at the driveway apron. 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.

40. Appeal of the Residential Design Review Committee's decision to disapprove the removal of trees that do not meet the Standards for tree removal.

Paul Chang

10 Columnberry Court

Lot 30 Block 2 Section 84 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, as well as a neighbor opposed to the tree removal. Also Claude Hunter of the Alden Bridge Village Associate gave a statement in opposition to the tree removal during Public Comments. It was moved by Walter Lisiewski and seconded by Brian Boniface to table this item, so the Committee can seek legal counsel. The motion passed unanimously.

41. Variance request for a detached studio/workshop that will not respect the 20 foot rear setback.

Anthony Gregory

15 Ryanwyck Place

Lot 56 Block 1, Section 86 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 Brian Boniface and seconded by John Anthony Brown to conditionally approve the detached studio/workshop. It must meet code and pass inspections. John Anderson and Arthur Brederhoft voted in opposition. The motion passed.

42. Variance request for an existing trellis that exceeds the maximum height allowed.

Rafael Barrenechea

42 Shallowford Place

Lot 17, Block 1, Section 11 Village of Creekside Park West

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 Walter Lisiewski and seconded by Arthur Bredehoft to disapprove the trellis and required its removal.

**VII.** Public Comments

Claude Hunter of the Alden Bridge Village Association addressed the Committee and presented a written statement regarding the tree issue at 10 Columberry. He feels these trees are so damaged they are likely to die and suggest the Committee require 45 gallon replacements.

**VIII.** Member Comments

There were no Member Comments.

**IX.** Staff Reports

There were no Staff Reports.

**X.** Adjourn

There being no further business, Chair Walter Lisiewski made the motion and John Anderson seconded. The meeting was adjourned at 7:00 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

12/19/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, MEMORIAL, OR CONTRACTOR)	AGENDA ITEM NUMBER
Paul + Donna Bowdoin		
Alana Hunter	Self	10 Community Center
Wendell Bortnick	Self	91 Leathurst Court #2
John Srock	Self	78 W Swannwick # 37
Tony Gregory	Self	15 Ryanmyck # 41
Gus + Grace Couron	Self	# 8 111 Airpark New CRC
JR Dickson	Superintendent	A-13
Paul Chang	Self	# 42
Phil Salvador	Neighbor	# 40
Chris Kirschoff	Neighbor	# 40