

Development Standards Committee

March 6, 2019 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

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

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

Legal Counsel: Bret Strong

I. Welcome/Call Meeting to Order.

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

II. Consideration and action regarding the minutes of the meeting of February 6, 2019.

The minutes were reviewed by the committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the minutes of February 6, 2019 as presented. The motion carried.

III. Recess to Executive Session to consult with the Development Standards Committee’s attorney pursuant to 551.071, Texas Government Code.

The Committee convened in executive session at 5:58 p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

IV. Reconvene in Public Session.

The Committee reconvened in public session at 6:28 p.m.

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

These items were reviewed by the full committee. The lists consisted of Commercial Items C and E-I, and Residential Items 4, 9-12, 14-23 and 25-28.

It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List in Section VI as presented by staff recommendation. The motion carried unanimously.

It was requested by John A. Brown to pull Item # 17 from the Summary List. It was then moved by Arthur Bredehoft and seconded by John A. Brown to approve the Residential Summary List in Section VII as presented by staff recommendation. The motion carried unanimously.

**VI. Consideration and Action of the Commercial Applications and Covenant Violations.
SEE ATTACHED EXHIBIT A**

**VII. Consideration and Action of the Residential Applications and Covenant Violations.
SEE ATTACHED EXHIBIT B**

VIII. Public Comments

There were no public comments.

IX. Member Comments

Walt Lisiewski mentioned the area post offices that are in need of maintenance. John A. Brown gave an update on the use of the board chambers for DSC meetings.

X. Staff Reports

Kim McKenna reminded the committee members about the special meeting to review The Residential Standards revisions and short-term rentals.

XI. Adjourn

It was moved by Walt Lisiewski and seconded by John A. Brown to adjourn the meeting at 7:59 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Variance request for preliminary plans for a monument sign that encroaches into the forest preserve, contains unequal sized panels, has a base and an overall height that exceeds the maximum allowed and includes two registered logos that exceed the maximum size allowed.

Texas Petroleum Group LLC / Shell #275

1395 Many Pines Drive

Lot 0260 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by John Anderson and seconded by Bob Adams to deny the variance as presented and resubmit with the following modifications:

- Owner must reduce the overall height of the sign to be no more than 6' feet tall.
- Sign base must comply with the Commercial Planning and Design Standards The base must not be raised more than eighteen (18) inches above natural grade, unless restricted by the physical conditions of the Site.
- Sign must be redesigned to incorporate single neutral aluminum panel with acrylic push through lettering.
- The material of the sign must closely match the materials of the building.
- Sign company must submit sign specification to determine the overall size of the logo's. Logo size must comply with the Commercial Planning and Design Standards, not exceeding 10% of the message area.
- Allow for the encroachment into the forest preserve, provided the conditions noted above are met.
- Owner must replant vegetation and trees in the Forest Preserve, for any vegetation or trees that may require removal at the time of installation. Owner can contact the staff to perform a site visit regarding trees and vegetation proposed for removal and required for reforestation.
- Owner must apply for the monument sign on Many Pines, when the sign is in disrepair, in need of replacement or Shell intends to build a new monument sign. The sign installation on Many Pines must match the monument sign off of Woodlands Parkway.
- Please revise and resubmit the updated plans in accordance with the committee's action. The Development Standards Committee or their designee will review the final plans to verify compliance.

Walt Lisiewski was opposed to the motion. The motion carried.

- B. Variance request for the existing spoon shaped door handle.

US Regency Alden Bridge LLC / Baskin Robbins

8000 Research Forest Drive, Suite 315

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. A representative was also present to address the committee. It was moved by John A. Brown and seconded by Bala Iyer to deny as presented and require the owner install the door handle that complies and is consistent with the Shopping Center. Pull hardware must be restored to the previously installed standard "Bronze" door pull to match building standard. The motion carried unanimously.

- C. Consideration and action for the replacement of six roof mounted HVAC units.

6467 Woodlands Parkway LLC / Walgreens

6467 Woodlands Parkway

Lot 0100 Block 0572 Section 0060 Village of Indian Springs

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

- The six (6) replacement HVAC units are to be installed as submitted, replacing six (6) existing units one for one in the existing locations.
- Replacement units are to use the existing or similar curb mounts in the same locations as existing units. Roof modifications for the installation of replacement HVAC units are not approved at this time.

- The overall average sound rating per new unit with accessories as specified has a reduction in dB rating. At no time shall sound levels of the new units exceed that of the old units.
- The sound level for the new HVAC units shall not exceed approximately 72 dB at the nearest property lines (approx. 160' from nearest units) which are adjacent to other commercial properties.
- The new units shall not be visible from a pedestrian ground level view around the perimeter of the building.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- D. Variance request for a temporary banner that exceeds the maximum time allowed and includes more than one sign to be displayed at the entrance.

Trinity Episcopal Church

3901 S. Panther Creek Drive

Lot 0280 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walt Lisiewski and seconded by John Anderson to deny the variance as presented. The motion carried unanimously.

- E. Consideration and action for the final plans for the addition to the existing fellowship hall including a sidewalk and the removal of trees and vegetation.

Woodlands United Methodist Church

2200 Lake Woodlands Drive

Lot 8600 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 Bob Adams to approve on the following conditions:

- The Construction Laydown Area and all construction fence with screening is to remain in place for the duration of the project.
- Ensure the Wax Myrtles scheduled are of adequate height to fully screen the Grease Trap/Sampling Well, Water Meter, and Future Generator.
- No other existing trees/vegetation is to be trimmed or removed other than what has been specifically called out within the contract documents. Any additional trimming or removal will require a review and written approval from the review committee.
- Ensure the two service doors and roll-up door on the proposed west elevation are finished to match the color of the cement plaster.
- Architectural finishes are to transition seamlessly from existing to new conditions.
- Revised exterior wall sconce fixtures to match existing wall-mounted lighting in finish appearance and light output temperature color.
- Submit for a Project ID sign. At this time, no signage is approved. (Signage must be submitted for review and written approval by The Community Standards Committee. Owner must contact Ken Anderson and Associates for signage submission.)
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- F. Variance request for a proposed building sign with a name that is not registered.

Davis Holdings LP / The Woodlands Nail & Spa

8021 Research Forest Drive, Suite B

Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

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

- Tenant to provide a state registered D.B.A. certificate to verify business name within 90 days of this written conditional approval. Building sign must match registered business name. Cosmetology License does not replace D.B.A. certificate.

- Building fascia to be thoroughly cleaned and repaired as necessary after the removal of previous signage to eliminate any ghosting of previous signage.
- Tenant building sign to be centered within the tenant's storefront and the top edge of "The Woodlands" aligned with the top edge of "KUMON" and "Hylai Tailor".
- Both return and trim shall match the bronze color of the other tenant building signs per the center criteria requirements.
- Landlord shall install decorative graphics in black vinyl on the blank white panels above the tenant's store front as per the requirements in the center criteria.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- G. Variance request for a proposed building sign that includes the American flag, which cannot be trademarked and exceeds the maximum size allowed.

Centro NP Holdings 12 SPE LLC / Armed Forces Career Center

9420 College Park Drive, Suite 105

Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

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

- Centerline the signage between the doors.
- The building sign is not to cross building façade color transitions.
- The tenant shall coordinate with the landlord and Tide Cleaners to paint the remaining 24' tall façade to match the paint color that was installed on the façade of Armstrong McCall. Paint color is to be an exact match. Per the center criteria all 24' tall panels shall be the same color.
- The American Flag representation logo will not be required to be registered for use by a government agency. Center the flag over the tenant's primary entry door and center vertically with adjacent tenant signage.
- The tenant business name letters "Armed Forces Career Center" shall be placed so that the bottom edge of letters aligns with the bottom edge of the "Armstrong McCall" letters.
- The building sign is to be internally illuminated with LED lighting system at a color temperature of 6500K.
- No additional signs are approved at this time including door/window vinyl graphics. Any additional signs require the plan committee review and approval prior to fabrication and installation.
- Coordinate with property management company to repaint the center to comply with the original paint scheme for that center.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- H. Consideration and action to replace the existing canopy and car wash building signs.

Landmark Industries / Exxon

10190 Woodlands Parkway

Lot 0100 Block 0458 Section 0000 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the Exxon Mobile Timewise request for signage replacement on the following conditions:

- Sign replacement approval is limited to the "Wash n' Run" and fuel canopy "Exxon" sign as submitted. No other signage is to be modified or added at this time. Any additional requests shall be submitted to the committee for review and written approval.
- The replacement of the letter faces for "Wash n' Run" is restricted to the letter face only and must be replaced with the same color (Red, Blue) acrylic as the existing signage, per this submission.
- The replacement of the letter faces for "Exxon" is restricted to the letter face only and must be replaced with the same color acrylic (Red) as the existing signage, per this submission.
- Any components of the signage currently broken or damaged when modifying the signage shall be repaired at the time of letter face replacement.

- Any lighting modules within each sign letter that are damaged or not working properly shall be replaced at the same time of letter face installation. Color temperature of any lighting module replaced shall match the existing lighting modules.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

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

Regency Centers LP

4775 W. Panther Creek Drive

Lot 285, Block 45, Section 40 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams 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 to resolve. 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 Commercial Planning and Design 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.

RESIDENTIAL ITEMS EXHIBIT B

1. Variance request for a proposed patio cover with summer kitchen that does not respect the 20-foot rear setback and for proposed paving that does not respect the 10-foot rear easement.
Jeremy Holberg
26 Garden Path Place
Lot 09, Block 01, Section 09 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 John A. Brown to table action on the item. The motion carried unanimously.
2. Consideration and action to appeal the Residential Design Review Committee decision to disapprove a proposed color change including painting the brick which may not be in keeping with character of neighborhood.
Lino Romo
11 East Majestic Woods Place
Lot 11 Block 01, Section 17 Village of Sterling Ridge
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was also present to address the committee. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve the variance as presented. The motion carried unanimously.
3. Variance request for a proposed patio cover with pool bath and summer kitchen that do not respect the 30-foot rear setback.
Christopher Winter
35 Blairs Way
Lot 09, Block 02, Section 23 Village of Creekside Park West
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the variance on the following conditions: Owner must provide staff a drainage plan. The patio cover is to be a max height at 13'. Owner must plant and maintain vegetation per submitted Landscape Plan. Improvements must meet code and pass inspections. Standard conditions apply. The motion carried unanimously.
4. Consideration and action to pursue legal action for outstanding Covenant violations.
Marcela Velasco-Sevilla
166 Queenscliff Court
Lot 04, Block 01, 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 John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (**by removing and storing the miscellaneous material/debris from the front entry and the front yard area**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
5. Variance request for a portable air conditioning unit installed higher than six feet from natural grade and is visible from ground level to the street and adjacent property.
Emad Elrafie & Nagwa Osman
1 Destiny Cove

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This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

Lot 14, Block 01, Section 43 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. The owners were also present to address the committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to deny the variance as presented. The motion carried unanimously.

6. Variance request for an existing fence modification that exceeds the maximum height allowed and was not considered aesthetically compatible with the home and surrounding properties when acted upon by the Grogan's Mill Residential Design Review Committee.

Stephen Hernandez

16 Painted Sunset

Lot 13, Block 01, Section 65 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to deny the variance as presented. The motion carried unanimously.

7. Variance request for tree removal.

Cyrus D Behseresht

37 Split Rock Court

Lot 38, Block 03, Section 17 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by John Anderson and seconded by Walt Lisiewski to deny the variance as presented. The motion carried unanimously.

8. Consideration and action for a home business renewal.

Maria Mercedes Vargas

90 N Rushwing Circle

Lot 21, Block 09, Section 01 Village of Indian Springs

This item was heard by the full committee. The staff provided the committee with a presentation. The owner, a neighbor and the neighbors' legal representative were present to address the committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the home business renewal on the condition that the owner must restrict any parking in conjunction with the business to the driveway. The owner must comply with the Home Business Standards; the home business permit is approved for 2 years and must be resubmitted for approval in 2021. Additionally, the permit may be revoked at any time by The Development Standards Committee or for any violation of these Standards. John A. Brown opposed the motion. The motion carried.

9. Consideration and action to request an extension of time to complete improvements at the home.

Robert Dubrul Jr

46 Bellweather Court

Lot 10, Block 01, Section 46 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the time extension request on the condition the owner keep all construction material in good order and repair and maintain the property with routine trash and debris removal. All vehicles in conjunction with the construction must park in the driveway or located off site and brought to the site, to eliminate parking concerns on a street. Time extension is granted for 120 days. The motion carried unanimously.

10. Consideration and action for the proposed new home construction and related improvements that require review and action by the Development Standards Committee.

Guillermo Ritchey

2701 South Wildwind Circle

Lot 05, Block 09, Section 01 Village of Grogan's Mill

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

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This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

The new home construction was approved with the following conditions:

- Tree Protection Fencing must be provided for tree protection and must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.
- Temporary Security Barrier must be installed and maintained in compliance with the International Residential Code any properties with an existing swimming pool, spa or pond, to be installed during demolition and through new construction.
- The owner must ensure routine maintenance occurs on site for trash and debris removal and site clean-up. The owner must remove any accumulation of debris off the property, in the road right of way and at the front of the home.
- Erosion and Debris Containment perimeter fencing for erosion control, such as silt fence or filter fencing must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction. Fencing must be applied around the perimeter of the property.
- The Construction Hours of Operation must occur during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. Hours of construction for exterior work are limited to Monday through Friday: 7 a.m. to 6 p.m. Weekends and Holidays: 9 a.m. to 6 p.m. The Plan Review Committee or it's designee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis.
- A complete set of final plans including foundation and framing must be sealed 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.), The Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.). The drawings must be to scale, of a quality and detail comparable to drawings customarily used to construct a residence and must be certified to comply with the Building Code. Submit to staff for verification by the committee prior to the issuance of the permit.
- Drainage and landscape plans which are to be certified by a professional engineer must be included.
- The staff will review landscaping during and after construction to determine any additional plantings in addition to the landscape plan for softening, screening and reforestation.
- All New Home Construction must be completed, including a final inspection report no later than one year from the date the permit is issued for any final plans. If for any reason the project is not completed the owner must file an extension of time to be reviewed by the Plan Review Committee or its designee, 90 days prior to the completion date and must provide the following documentation.
- All improvements must meet code and pass final inspection.
- Approval by this committee does not constitute approval by any additional entity, such as the County, it is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

11. Variance request for the existing fence that exceeds the maximum height allowed, was constructed more than five feet beyond the platted building line and is not located at least three feet back from the front façade of the dwelling.

Mike and Katie Kowalski

7 Moonvine Court

Lot 25, Block 01, Section 27 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the existing fence on the condition the owner maintains the existing vegetation to the exterior of the fence to often the view from the street. The motion carried unanimously.

12. Variance request for the proposed pool decking that would cause the lot to exceed the maximum hard surface area allowed as established by the Neighborhood Criteria for the lot.

Douglas E Duggan

5 Doe Run Drive

Lot 08, Block 04, Section 37 Village of Grogan's Mill

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This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve on the condition the decking does not encroach into the easements, the owner must provide a drainage plan for review by the plan review committee or their designee. All improvements must meet code and pass final inspection. Additionally the owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

13. Consideration and action for a home business.

Brandon Higbie
7 Still Glen Court

Lot 37, Block 02, Section 01 Village of Panther Creek

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

14. Consideration and action for a home business renewal.

Jamie Kramer
15 Mellow Leaf Court

Lot 22, Block 02, Section 18 Village of Panther Creek

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

1. Operating Hours for the Home Business are restricted to Monday through Friday, no earlier than 11a.m. with the last lesson completed no later than 4p.m.
2. All lessons should be no greater than 30 minutes of instruction.
3. No lessons should occur during the lunch hour of 12:30 am- 1:30p.m.
4. All parking related to the home business must be located in the home owner’s driveway. No parking on the street is allowed in conjunction with the business.
5. Lesson make-up days due to inclement weather are restricted and only allowed when email notification is submitted to adjacent property owner, notifying the owner of the makeup lessons outside of the noted schedule. You can reach the owner at virginia.arenz@gmail.com
6. Lesson scheduling for infant to young toddler aged children will be given preferred morning scheduling.
7. Instruction is to occur with the following schedule:

2017 & 2018

MONTH	DATES	HOURS
May	22-24	11am-12:30p & 1:30pm - 4pm
June	10-14 & 24-28	
July	1-5 & 22-26	
August	5-9 & 19-23	
MONTH	DATES	HOURS
May	25-29	11am-12:30p & 1:30pm - 4pm
June	8-12 & 22-26	
July	6-10 & 20-24	
August	3-7 & 17-21	

In accordance with the Residential Development Standards and Covenants, Restrictions, Easements Charges and Liens of The Woodlands, the Home Business is subject to revocation for the following reasons:

- A violation of the Standards occurs
- The Business does not adhere to the conditions of approval
- Or at the discretion of the Plan Review Committee.

The motion carried unanimously.

15. Consideration and action for street right-of-way improvement on the cul-de-sac island.
TJ Flynn
6 Carriage Pines Court
Lot 30, Block 01, Section 35 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve on the condition the owner maintain the improvements and the surrounding landscaping in good order and repair. Approval by this committee does not constitute approval by the additional entities, such as the county. It is the owner's responsibility to obtain those approvals and may be subject to removal. Approval by this committee is for the pavers and furniture only. The motion carried unanimously.
16. Variance request for conceptual plans for a proposed garage expansion that will be located beyond the twenty-foot Rear Building Setback Line.
John R Hamer II
7 Purple Martin Place
Lot 23, Block 01, Section 37, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve as presented, on the condition the owner submits a final application in compliance with all criteria for a final submission, including but not limited to sealed plans and a selected third party qualified inspector. Additionally, the final submission may be reviewed by the staff for compliance with the Committee's action. The final improvement must meet code and pass final inspection. The owner must ensure that the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
17. Variance request for a trash can screen that is not located three feet back from the front façade.
Ernest & Laura Claghorn
14 Leverwood Court
Lot 58, Block 03, Section 02 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve on the condition the trash can screen is maintained in good order and repair, and the fencing does not have items suspended or hanging over or from the trash cart screen. Additionally, the owner must maintain the vegetation at the front of the trash and recycle cart screen to soften and screen the view from the street. The motion carried unanimously.
18. Variance request for storage shed that encroaches into the five-foot side yard easement.
Christina N Hawkins
5 S Cypress Pine Drive
Lot 26, Block 06, Section 05 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed from the property or seek to obtain a permit for a revised location in accordance with the Standards, when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair and requires removal. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. Additionally the owner must maintain the existing vegetation at the front of the home to soften and screen the view from the street. The motion carried unanimously.
19. Variance request for an existing storage shed that encroaches into the left side five-foot easement.
JR & Lydia Rodriguez
23 Terravale Court

Lot 32, Block 02, Section 11 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed from the property or seek to obtain a permit for a revised location in accordance with the Standards, when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair and requires removal. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. Additionally the owner must maintain the existing vegetation at the front of the home to soften and screen the view from the street. The motion carried unanimously.

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

Vladimir Paderin

43 Rockridge Drive

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

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve as presented on the condition the left hand side remains in compliance with the Standards at 6 ft 6 inches and only the rear and right hand side fencing adjacent to the bike path extend to 7 ft. Additionally, allow the staff, pending no neighbor concerns and verification of compliance with all other Standards to staff approve the three homes along this bike path to extend to 7 feet tall. The motion carried unanimously.

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

XCL Management Services, Inc

3 Yellowwood Court

Lot 25, Block 02, Section 15 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. 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 Commercial Planning and Design 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

SWAY 2014-1 Borrower LLC

123 Maple Branch Street

Lot 04, Block 02, Section 25 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. 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 Commercial Planning and Design 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

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Jo R Frederiksen
14 Heather Wisp Court
Lot 43, Block 03, Section 37, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. 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 Commercial Planning and Design 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Glenn E Clark
17 Raven Ridge Lane
Lot 08, Block 04, Section 25 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to withdraw this item as all issues had been resolved. The motion carried unanimously.

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

Caroline Yang
28 Green Bough Court
Lot 40, Block 01, Section 42 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. 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 Commercial Planning and Design 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Gathering of Warriors C/O Michael Constantine
29 S Greenbud Court
Lot 128, Block 04, Section 38 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. 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 Commercial Planning and Design 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Sean Ryan McCormick

11814 S Red Cedar Circle
Lot 06, Block 03, Section 03 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. 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 Commercial Planning and Design 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Brian Bonar

32 Pinewood Forest Court

Lot 23, Block 02, Section 16 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. 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 Commercial Planning and Design 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.