

Development Standards Committee

March 20, 2019 at 5:00 p.m.

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

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

Members Absent: None

Staff Present: Neslihan Tesno, Kimberly McKenna, Sharlene Novak, Danielle Allen, Hennie van Rensburg and Donna Stanley

Legal Counsel: Bret Strong

I. Welcome/Call Meeting to Order.

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

II. Consideration and action regarding the minutes of the regular DSC meeting of March 20, 2019.

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the minutes as presented. Walter Lisiewski abstained as he was not present at that meeting. The motion passed.

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 at 5:25 PM.

IV. Reconvene in Public Session.

The Committee reconvened at 5:54 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 D, F, H, I, J, K & L. It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 1, 3-26, 28-32, VIII & IX. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the items on the Residential Summary List as presented.

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

A. Consideration and action regarding the chiller yard and HVAC installation that was approved for a rehearing at the Development Standards Committee meeting of February 20, 2019.

Dirk Laukien / Innospec Oilfield Services

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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

2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest

This item was reviewed by the full committee. Representatives for the owner and affected neighbors were present to address the committee. The committee reviewed the presentation made by staff, their original action on the item and the conditions of approval. The committee deliberated on design and impact to adjacent properties. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to table this item and request the consultant representing the owner and the affected neighbors work together and provide possible solutions to be reviewed and acted upon by the Committee. The Committee felt the item should be tabled for 45 days to allow the individuals to work together and then present proposals to the Committee for review and final action at their May 1, 2019 meeting. The motion carried unanimously.

- B. Consideration and action for the installation of light pole banners identifying The Waterway Arts District proposed to be displayed year-round.

The Woodlands Township / Visit The Woodlands
2801 Technology Forest Blvd.

Lot 0200 Block 0599 Section 0999 Village of Research Forest

This item was heard by the full committee. The staff provided the committee with the presentation regarding the proposed banners and the information provided by The Woodlands Township / Visit The Woodlands. The committee deliberated on the jurisdictional areas, the staff noted the areas requiring review by The Woodlands Land Development Company and their subcommittee. The committee also deliberated on temporary signs versus permanent markers identifying an Art District as an improved permanent solution. It was then moved by John Anderson and seconded by John Anthony Brown to allow the proposed banners specified within The Woodlands Township Development Standards Committee's jurisdiction on a temporary basis for the duration of Pavilion Season, not to exceed the end of November. At which time the committee would encourage options for a permanent marker. The Committee strongly recommended Option 1 be considered for temporary installation. The motion carried unanimously.

- C. Consideration and action for the addition of tennis court lighting.

The Woodlands Township /Ridgewood Park
4192 Interfaith Way

Lot 0001 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed by the full committee. Representatives from the Parks and Recreation Department were present to address the Committee. The staff provided a presentation noting the locations, the existing equipment and the surrounding neighborhoods. It was Walt Lisiewski and seconded by John Anthony Brown to approve the tennis court lighting on the following condition. The Department must submit a photometric plan and cut sheets evaluating the lumen output and foot candle reading from the light out to the property line. Additionally, the department must install plantings, both trees and shrubs in accordance with the Commercial Planning and Design Standards to address areas adjacent to the Pathway and Drainage Easement, where the forested area is thinner and allows for light to shine through. The committee elected Committee member Bob Adams to review and evaluate the final submissions of the photometric plan and cut sheets, for verification of compliance with the Committee's actions. The motion carried unanimously.

- D. Variance request for the preliminary submission for an exterior remodel and addition that encroaches over the platted building line, does not meet the minimum parking requirements, exceeds the amount of impervious coverage allowed in the Development Criteria and includes manicured vegetation proposed within the forest preserve.

Cortes Real Properties LLC / Hourglass Surgery Center

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12721 Sawmill Road

Lot 0210 Block 0599 Section 0046 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 Bob Adams to approve on the following conditions:

1. A variance was included for the triangular portion of the column that encroaches over the building line. The trash and generator enclosures and equipment are allowed to go over a building setback line.
2. A variance has been approved for the Impervious Coverage area to be 75% of the net area within the Forest Preserves at this time.
3. A variance has been approved for the parking to be under the requirements by 1 spot for a total of 37 parking spaces
4. A variance has been approved for the installation of Dwarf Wax Myrtles in the Forest Preserve along the mouth of the Vehicular drive entry on both sides as presented.
5. No portion of the Future Recovery Suite is approved in this project's scope of work and must be submitted in its entirety.
6. A Texas State DBA is required for the business name.
7. Construction Activity Plan is to indicate location of construction dumpster. Fencing is to be green, brown, or black and installed on the outer face of the fencing.
8. Trash Dumpster Enclosure is to have safety bollards installed at the front corners for protection against impact to finishes. Bollard finish to match Stucco Accent Color.
9. A separate signage and pavement marking plan is to be submitted for review and written approval. No site markings or directional signage is approved at this time.
10. Backflow preventer enclosure is to be painted Woodlands Green.
11. Provide all exterior details, including but not limited to the proposed Water Fountain. Include finishes and any supporting devices such as accent lighting with cut-sheets and intended display colors and times.
12. Verify and coordinate all architectural and civil sheets to indicate the same square footage buildout. Civil indicates 7,609 SF total. Architectural indicates 7,560 SF for Project Area and 7,354 Gross SF A/C Floor Area.
13. Provide roof transition details from old section to new section of roof and details for drainage from the roof. Roof Plan suggests a scupper release with no downspouts indicated on the elevations. Clarify drainage details.
14. No portion of the roof mounted equipment is to be visible to the public.
15. Coordinate Landscape plan with existing trees to remain as indicated on the Tree Protection Plan. Plans are to be coordinated to mitigate conflicting information of new plantings scheduled in areas where existing vegetation is currently.
16. Supplemental Reforestation may be required along the existing forest preserve and will be determined near the end of construction of the project.
17. Reforestation of the East Forest Preserve in the area where parking was removed and shifted to the west will be necessary.
18. A formal planting area, not more than eight (8) feet wide, must be installed, irrigated, and maintained around any new monument sign.
19. Provide a Site Photometrics plan indicating that light levels do not exceed 0.1 FC at the edge of the property lines.

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20. Provide cut-sheets of all exterior lighting fixtures scheduled to be provided and installed. Cut-sheets are to indicate final finish, light intensity, and intended light color temperature. Lighting color temperature is to be consistent with lighting through-out the site.
21. Provide full cut-sheets of the proposed generator, including the light fixture for the generator as well as acoustic information and if the Level 2 Acoustic Enclosure will be part of the scheduled installation, which is recommended by the CSC.
22. All electrical panels and switchgear mounted to the surface of the building are to be painted to match the adjacent substrate to which it is attached.
23. Utility transformer is identified on the Electrical Power Plan only and must be indicated on the Architectural, Landscape, and Civil Site Plans. Shrubs are to be scheduled at the unit to screen from view.
24. A variance has been approved for a triangular portion of the building column to encroach over the building setback line
25. Exterior cameras are to be painted to match the substrate to which they are mounted.
26. Verify no additional Parking Lot lighting is being proposed.
27. The final submission is subject to the review of the plan review Committees.
28. Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

E. Consideration and action to install a “homework box” on the storefront exterior.

KM Marcel Crossing II, LLC / Kumon

8000 McBeth Way, Suite 155

Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. The business owner was present to address the committee. The committee deliberated on the use, aesthetics and precedence of the home work box in the current location. It was moved by Walt Lisiewski and seconded by John Anderson to deny the request as presented and require the owner remove the current home work box. The committee suggested the business owner work with staff and consider options such as a vestibule, or an inset or recessed box that does not extend beyond the storefront glass. The motion carried unanimously.

F. Variance request to relocate an existing building sign that does not meet the height requirements of the shopping center criteria.

KM Marcel Crossing II, LLC / Kumon

8000 McBeth Way, Suite 155

Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

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

- Sign approval is limited to the relocation of “Kumon” and business clarifier “Math. Reading. Success.” sign and new window graphics. No signage is to be modified from the current display or added at this time. Any additional requests shall be submitted to the committee for review and written approval.
- Any components of the building sign currently broken or damaged when relocating 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.

- Any façade damage at the new Kumon suite location shall be repaired and restored to like new condition before the installation of any building sign components. The façade shall be repaired to like new condition upon removal of the “Kumon” signage at their previous suite location.

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

- G. Variance request for the conceptual submission for multiple tenants on an interior monument sign that was originally approved for a single tenant.

Bhatia Family PTP LTD

10333 Kuykendahl Road

Lot 0150 Block 0499 0046 Section Village of Sterling Ridge

This item was heard by the full committee. The business owner was present to address the committee. The committee deliberated on the location, visibility, use and former use and precedence of the sign. It was then moved by Bob Adams and seconded by John Anderson to deny the variance request as presented, and require the owner remove the cabinet monument sign that was installed for the previous tenant of First Choice ER, that was necessary at the time to provide critical directional information for patrons needing to locate the facility in the shortest amount of time. The tenant of First Choice ER is no longer at this location; therefore, the signage is not required and is to be removed. Electrical stub-outs are to be capped and the landscaping restored in the area. Landlord should consider reformatting the formal monument sign on Kuykendahl to represent four (4) equal sized panels with the names of four (4) businesses within the medical complex. Additionally, the committee suggested the owner consider seeking to obtain a permanent monument sign located at the corner of the property for increased visibility at the intersection. Any modifications to the monument sign must be submitted for review and written approval prior to any work being done. The motion carried unanimously.

- H. Variance request for a building sign that includes a logo that exceeds the maximum size allowed and is not registered with color as a feature of the mark.

GRI Woodlands Crossing LLC / Elements Massage

10700 Kuykendahl Road, Suite I

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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

- Logo must be registered with the USPTO with color as a feature of the mark within 1 year of this response. Failure to provide registration within the allotted time may result in the signage being removed at the tenant's expense.
- A variance has been approved for the logo not to exceed 20% of the message area and is to be visually appropriate in size with channel letters. Owner must revise and resubmit to note the 20%.
- Proportionately reduce the scale of the colored portions of the logo so the top of the teardrops aligns with the top edge of the "e" in "elements" and the bottom edge of the teardrops align with the bottom edge of the "m" in "massage".
- Patch and refinish the building face where the previous signage was removed prior to installation of new building signage.
- Tenant is to remove existing door graphics.

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

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I. Consideration and action for the exterior color change.

GS Parkside LP/The Biltmore Luxury Living
10600 & 10601 Six Pines Drive

Lots 0200,0201,0269 Block 0599 Section 0036 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 Bob Adams to Approve as presented, painting must be in accordance with the Commercial Planning and Design Standards. All equipment must be confined out of public view when not in use. For all exposed equipment, the owner must submit plans to the Plan Review Committee or it's designee for any staging a storing area while under construction. All improvements must be completed in a timely manner and not to exceed 120 days from the date of this permit. The motion carried unanimously.

J. Variance request for the proposed change to the approved landscape plan that is not sealed.

2978 Colonnade Group LP / Hummingbird Tea Room
30420 FM 2978, Suite 130

Lot 0110 Block 0458 Section 0046 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 on the following conditions:

- Extents of proposed landscaping is to be of entire planter areas at once. There are to be no transitions of pollinator garden plantings to the scheduled landscaping in place. The entire center planter must be improved at once.
- If additional landscaping is desired beyond the center planter, applicant may improve the east-most planter in its entirety as well.
- If further additional landscaping is desired beyond the center and east-most planters, applicant may improve the west-most planter in its entirety so all planters running the length of the front have been improved with Pollinator Garden plantings.
- The remainder of the retail center landscaping is to be revised to match the previously approved landscape plan and schedules.
- Landlord to approve extents of planters to be improved and coordinate efforts with all tenants affected.
- Recommend proposed improvement pollinator landscaping include some plantings matching that of the retail center's typical landscaping schedule so in times of drought, landscaping will remain homogeneous. All landscaping to be maintained at all times.

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

K. Consideration and action for a construction activity plan and staging and storage areas for the interior remodeling project.

CNI THL PROPCO FE LLC / Fairfield Inn & Suites
16850 Interstate Highway 45 South

Lot 8800 Block 0555 Section 0999 Village of College Park

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:

- Construction Activity Area approved with storage containers, dumpsters and portable toilets only, located inside a 6' tall chain link fence with black wind screen mesh installed on the outside of the fence.

- Toilets to be relocated further west along south edge of parking lot either between storage containers or in southwest corner of fenced area.
- Fire lane access to be maintained at all times.
- Fence gates into the Construction Activity Area to remain closed and locked during off construction hours.
- Construction Activity Area is approved to remain during the interior remodel beginning April 20, 2019 through July 31, 2019. Any deviation from this schedule will require the approval of the review committee or their designee.

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

- L. Consideration and action regarding the proposed signage for a reserved parking space(s) and painting on the wheel stops.

Northex LLC / D&O Dentistry and Orthodontics

9950 Woodlands Parkway Suite 500

Lot 300 Block 0078 Section 0046 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 on the following conditions:

- The applicant Dentistry & Orthodontics is approved for one (1) or two (2) reserved parking spaces dependent on Landlord's final approval.
- Concrete wheel stops shall be added in front of each reserved space approved by the Landlord, to be painted black with white stencil lettering "Dentistry Only" in font to match submitted sample.
- Applicant shall refrain from using any other signs or devices to try to denote any other reserved parking conditions.
- The Shops at Terramont II has more parking spaces than required per The Woodlands Parking Ratio Standards therefore having sufficient parking for all tenants in the center.
- Concrete wheel stops are to be anchored using dowels.

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

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

1. Variance request for the new home construction concept proposal, that will be located within the five-foot side easement and beyond the 25' rear building setback and exceeds the maximum amount of living area allowed according to the Neighborhood Criteria for the lot.

Jeff Paul Custom Homes

183 Timber Mill Street

Lot 09, Block 04, Section 13 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 conditionally approve the proposed concept addition based upon the submittal of all required documents for final review. These include:

1. A completed application with signatures by you and the licensed engineer, architect or certified professional building designer.

2. The final set of plans 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 show how the improvement is integrated into the existing home and must be certified to comply with the Building Code.
3. A signed, Qualified Inspector sheet.
4. A refundable compliance deposit of \$425.00 payable with cash or a check (payable to The Woodlands Township).
5. A Landscape Plan must be submitted for review and final action and should be sealed by a Landscape Architect or submitted with the same level of details as you would find on a sealed plan. 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.
6. A Drainage plans must be submitted for review and final action and should be sealed by a Civil Engineer or submitted with the same level of details as you would find on a sealed plan.

Once the staff receives the items listed above, the staff can review the documents for verification in compliance with the Committee's action and issue a permit. Final submission may require review by the Plan Review Committee or their designee for verification of compliance with the Committee's action on the concept plan.

Final application will require the following conditions be met:

7. 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.
8. 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.
9. 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.
10. 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.
11. 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 its designee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis.
12. Adherence to the Landscape Plan and drainage plans must be submitted for review and final action and should be sealed by a Landscape Architect / Civil Engineer or submitted with the same level of details as you would find on a sealed plan. 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.

13. 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.
14. All improvements must meet code and pass final inspection.
15. 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.
16. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards.

Upon completion of the project the staff will review the property to determine if any additional plantings are required to provide sufficient screening, all in accordance with the Committee's actions. The motion carried unanimously.

2. Consideration and Action for the new home construction concept proposal.

Gregory L Albert
17 Coralvine Court

Lot 60, Block 02, Section 20 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address the committee. Affected neighbors were also present to address the committee. The committee deliberated on the location, design and specifications of the proposed new home construction. It was confirmed there were no variances required for the proposed new home construction concept submission. It was then moved by Arthur Bredehoff and seconded by Bala Iyer conditionally approve the proposed concept addition based upon the submittal of all required documents for final review. These include:

1. A completed application with signatures by you and the licensed engineer, architect or certified professional building designer.
2. The final set of plans 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 show how the improvement is integrated into the existing home and must be certified to comply with the Building Code.
3. A signed, Qualified Inspector sheet.
4. A refundable compliance deposit of \$425.00 payable with cash or a check (payable to The Woodlands Township).
5. A Landscape Plan must be submitted for review and final action and should be sealed by a Landscape Architect or submitted with the same level of details as you would find on a sealed plan. 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.
6. A Drainage plans must be submitted for review and final action and should be sealed by a Civil Engineer or submitted with the same level of details as you would find on a sealed plan.

Once the staff receives the items listed above, the staff can review the documents for verification in compliance with the Committee's action and issue a permit. Final submission may require review by the Plan Review Committee or their designee for verification of compliance with the Committee's action on the concept plan. Final application will require the following conditions be met:

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Adherence to the Landscape Plan and drainage plans must be submitted for review and final action and should be sealed by a Landscape Architect / Civil Engineer or submitted with the same level of details as you would find on a sealed plan. 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.
13. 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.
14. All improvements must meet code and pass final inspection.
15. 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.
16. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards.

Upon completion of the project the staff will review the property to determine is any additional plantings are required to provide sufficient screening, all in accordance with the Committee's actions. Additionally, the Committee identifies the Hard Surface area at new construction is at the maximum amount of hard Surface area allowed for that lot, which will not allow for any future proposed improvements without a variance to the hard surface. Consideration a should be made and permeable surfaces for future improvements should be considered. The motion carried unanimously.

3. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for a proposed tree removal.

Anthony McCallum
43 West Knightsbridge Drive

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Lot 14 Block 02, Section 02 Village of Harpers Landing at College Park

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 conditionally approve the tree removal dependent upon submittal of a report from a Certified Arborist or Degreed Forester indicating that the tree is hazardous or diseased. The motion passed unanimously.

4. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for proposed paving and a possible variance as the paving exceeds the maximum allowed hard surface area.

Katie Balfe

201 West Misty Dawn Drive

Lot 13 Block 01, Section 05 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 Bredehoft and seconded by John A. Brown to approve the paving as submitted. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

5. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for existing decking and artificial turf and possible variances as they do not respect the side and rear easements and artificial turf is not an approvable ground cover.

Robert Carpenter

59 North Creekmist Place

Lot 28, Block 02, Section 04 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 Bredehoft and seconded by John A. Brown to approve the deck and artificial turf as submitted. The homeowner 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). Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

6. Variance request for a proposed patio cover with fire pit that does not respect the 20-foot rear setback

Bryan Johnson

22 Dove Trace Circle

Lot 12, Block 02, Section 24 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 John A. Brown to conditionally approve the patio cover and fire pit. The homeowner must plant and maintain evergreen vegetation to screen the patio cover to the rear. Vegetation must be at least 7 feet tall at the time of planting. Staff will review upon completion to determine if screening is sufficient. The improvement must meet code and pass inspections. The motion passed unanimously.

7. Variance request for a proposed patio cover with summer kitchen that does not respect the 25-foot rear setback

Erik Leagjeld

DSC Minutes 3-20-19

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7 Strawberry Canyon Place

Lot 02, Block 01, Section 16 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 conditionally approve the patio cover and summer kitchen. The homeowner must plant and maintain evergreen vegetation at least 7 feet tall at the time of planting to screen to the rear. Staff will review plantings upon completion to determine if the screening is sufficient. The patio cover and summer kitchen must meet code and pass inspections. 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. Variance request for a proposed fence that will not be located a minimum of three feet from the front façade of dwelling.

Michael Pariser

122 West Greywing Circle

Lot 07 Block 04 Section 6 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 John A. Brown to conditionally approve the fence. The fence must meet Standard conditions. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

9. Variance request for a proposed fence that will exceed the maximum height of 6' 6" allowed per Fence Standard and Neighborhood Criteria.

Peter J. Kartalia

50 West Gaslight Place

Lot 94 Block 01 Section 26 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 John A. Brown to conditionally approve the fence; it must not exceed 7 feet with a 2-inch cap along the rear and must not exceed 6 feet 6 inches on the sides. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

10. Variance request for a proposed fence that will extend beyond the side platted building line more than five feet as allowed per standard.

Roland Illerhaus

2 Classic Oaks Place

Lot 33 Block 01 Section 07 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 John A. Brown to conditionally approve the fence. It must meet Standard conditions and pass inspections. The homeowner must maintain existing vegetation along the outside of the fence to meet the Standards. 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. Variance request for proposed fences that will exceed the maximum height allowed of 8 feet per Standards
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and Development Criteria for Section 77 of Alden Bridge.
Alderon Woods Townhome Association/First Service Residential
Alderon Woods Neighborhood – 54 townhomes
Lot 00 Block 00 Section 77 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 John A. Brown to approve the fences as submitted (maximum height of 8 feet 6 inches, including rot board. 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.

12. Variance request for an existing pergola that does not respect the left side easement

Edwin M. Gutierrez
70 North Curly Willow Circle
Lot 3, Block 1, Section 15 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 approve the location of the pergola 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 previous planting conditions still apply: the homeowner must plant and maintain sufficient evergreen vegetation to soften the impact to the left property. Vegetation must be at least 7 feet tall at the time of planting. Upon completion staff will determine if additional vegetation is needed for screening. The motion passed unanimously.

13. Variance Request for existing artificial turf which is not an approvable landscape material.

Eric and Heidi Place
270 Rockwell Park Blvd
Lot 05, Block 04, Section 35 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 John A. Brown to approve the artificial turf as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

14. Variance request for an existing shed that does not respect the side and rear easements.

Dianna L Christian
62 North Walden Circle
Lot 51 Block 01 Section 42 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 John A. Brown to disapprove the shed and consent to delay enforcement, based upon the execution of a memorandum of agreement requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

15. Variance request for an existing fence stain that is not an approvable color.

Scott Kilgore

66 Wyatt Oaks Drive

Lot 64, Block 02, Section 22 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 approve the fence stain color 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.

16. Variance request for an existing fence stain that is not an approvable color.

Marcos Razon

7412 Lake Paloma Trail

Lot 13, Block 01, Section 11 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 John A. Brown to approve the fence stain color 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.

17. Variance request for an existing shed that does not respect the side and rear easements.

Christopher Gedemer

58 North Braided Branch Drive

Lot 16, Block 01, Section 31 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 disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. In addition, the owner must plant evergreen shrubs/trees to screen the shed to adjacent property to the right. 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.

18. Variance request for an existing paving that does not respect the side easement.

John Blome

191 South Thatcher Bend Circle

Lot 13, Block 02, Section 36 Creekside Park

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 paving as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

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19. Variance request for an existing paving that does not respect the rear easement and a fence that is not located entirely on owner's property.

John McMillan

51 South Bristol Oak Circle

Lot 49 Block 01 Section 11 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 John A. Brown to approve the paving as submitted and conditionally approve the fence. It must be located on the owner's property; the portion located on the Floodway Flowage Easement to the rear must be removed or homeowner must seek approval from The Woodlands Development Company. 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.

20. Request for approval of a home business – small business consulting.

Abel Puga

15 Archer Oak Place

Lot 29 Block 03, Section 29 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 the home business as presented on the condition the home business remains in compliance with the Standards. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than March 2021. The motion passed unanimously.

21. Request for approval of a home business – Life coach

Jorge Cristo

45 Acrewoods Place

Lot 02 Block 01, Section 43 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 the home business as presented on the condition the home business remains in compliance with the Standards. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than March 2021. The motion passed unanimously.

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

Calm Ventures LLC

122 Pioneer Canyon Place

Lot 8, Block 2, Section 22 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 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 evergreen vegetation at least 6 feet tall at the time of planting to screen the left property) 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.

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

Ozz H Chukumerije

45 South Piney Plains Circle

Lot 16, Block 1, Section 7 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 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. 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, by maintaining pool and pool equipment and by removing mold/algae 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.

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

Muhammad A Ethesham

94 Buck Trail Place

Lot 60, Block 3, Section 4 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 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. 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.

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

Nancy MacDonell & Troy A Gjerde

2 Granite Path Place

Lot 8, Block 3, Section 4 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 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. Correspondence will include that failure to correct these violations (by submitting an application and obtaining approval for the play structure and patio 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.

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

Joshua & Kathryn Arterbury

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6 Granite Path Place

Lot 7, Block 3, Section 4 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 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. 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.

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

Jason M & Jeanette R McMullen

173 Linton Downs Place

Lot 20, Block 2, Section 34 Village of Alden Bridge

Tabled for DSC to consult with attorney

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

Jason L & Deborah Montagne

15 Bonnaire Drive

Lot 7, Block 2, Section 28 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 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. 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.

David L & Lestico D Todd

134 West Sundance Circle

Lot 56, Block 1, Section 59 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 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. 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, by maintaining pool and pool equipment and by repairing or replacing all broken and/or missing 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.

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

Fine Realty LLC Series B (Feras Elhajj)

38 Prosewood Drive

Lot 28, Block 1, Section 1 Village of Grogan's Forest at College Park

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 if not cured within 15 days 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 newspapers and other 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.

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

Alvaro Amaya

34 Wickerdale Place

Lot 36, Block 2, Section 60 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 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 storing the trash and recycle carts, various equipment and other 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.

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

Kimberly D Willing

99 South Rocky Point Circle

Lot 18, Block 2, 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 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. 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.

33. Consideration and action in regard to violations for removal of trees that do not meet the Standards for tree removal.

Paul Chang

10 Columberry Court

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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. It was moved by Arthur Bredehoft and seconded by Bala Iyer to table this item, so legal counsel could request a recommendation for replanting from the consultant. The motion passed unanimously.

34. Appeal of the Residential Design Review Committee decision in regard to the proposed painting of brick on the dwelling that may not be in keeping with character of neighborhood.

Jonathan Sacks

10 Harmony Links Place

Lot 37 Block 01, Section 18 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and contractor were present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the painting as submitted. The motion passed unanimously.

35. 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 9, Block 1, Section 9 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the patio cover and summer kitchen. The homeowner must plant and maintain evergreen trees/shrubs at least 7 feet tall at the time of planting to screen and soften the view of the patio cover. The project must meet Standard conditions, code and pass inspections. Staff will review plantings upon completion to determine if vegetative screening is sufficient. 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.

36. Variance request for a fence that does not respect the side building line and proposed pool equipment that encroaches into side easement more than two feet.

Kevin Witt

30 Whetstone Ridge Way

Lot 25 Block 01, Section 74 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the fence and pool as follows:

Fence: The side fence is conditionally approved in the location requested. The rear fence must be set back from the front of the garage façade by 3 feet. The pool equipment must be screened by a solid fence or vegetation. Upon completion staff will determine if additional vegetation is required. The fence must meet code and pass inspections.

Pool: Conditionally approved; the pool equipment must be relocated to the opposite side of the garage. The homeowner must submit revised plans and updated survey. The pool must meet code and pass inspections. The homeowner must replant 4 30-gallon native trees. The pool equipment must be screened by a solid fence or vegetation. Upon completion staff will determine if additional vegetation is required. The pool must meet code and pass inspections. The motion passed unanimously.

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37. Variance request for proposed driveway widening that does not respect the side easement and exceeds maximum width allowed.
Allan and Nicole Coulton
18 Mohawk Path Place
Lot 92, Block 01, Section 06 Village of Creekside Park
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Bala Iyer to conditionally approve the driveway widening, tapering to the driveway ending at 45 feet from the top of the driveway (from the garage door to the last expansion joint), and must not exceed 26 feet in total width at the top of the driveway. The maximum width of the addition is 3 feet. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). 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.
38. Variance request for existing paving that does not respect the side and rear yard easements and exceeds the maximum hard surface area allowed.
Carlos Lage Jr.
50 West New Avery Place
Lot 77 Block 01, Section 26 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 a portion of the existing paving. The homeowner must reduce the hard surface area as follows: the section of the decking on right side that encroaches the easement and all the concrete paving between the house and the pool must be removed. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.
39. Variance request for an existing trash cart enclosure incorporated within a wrought iron fence that is not an approvable design and does not meet the Standards.
Michael Fischer
83 North Curly Willow Circle
Lot 18, Block 02, Section 15 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 Arthur Bredehoft and seconded by Bala Iyer to approve the trash card enclosure as submitted. The motion passed unanimously.
40. Variance request for proposed paving that will not respect the rear ten-foot easement and exceeds the maximum hard surface area allowed.
Bilnoski Living Trust
75 Silver Crescent Ct.
Lot 29 Block 02, Section 01 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 Walter Lisiewski and seconded by John A. Brown to conditionally approve the paving. The homeowner must submit a drainage plan by a licensed Engineer and reduce the hard surface area by removing the last 2 feet of pavers located at the end of the pool closest to the rear property line as well as the pavers located behind the grill. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). 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.

41. Variance request for an existing driveway widening that exceeds width allowed.

Scott Kilgore

66 Wyatt Oaks Drive

Lot 64, Block 02, Section 22 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the driveway widening. The homeowner must plant and maintain a planting bed consisting of evergreen low growing plants to the right of driveway (evergreen low growing plants) to screen the concrete. The motion passed unanimously.

42. Variance request for an existing detached building that does not respect the rear and left side easements.

Mark Barnard

134 South Arrow Canyon Circle

Lot 21, Block 01, Section 03 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the structure when the owner no longer owns the home, is no longer the primary resident or in the event the adjacent road is ever widened and causes the structure to be visible from the street. The memorandum is conditioned upon the owner modifying the roof of the improvement to comply with the Residential Development Standards by modifying the corrugated material to a flat poly carb cover of shingle to match the home. The memorandum will be recorded at 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 maybe subject to removal. The motion passed unanimously.

VIII. Consideration and action to appoint candidates who applied to serve on the Indian Springs (WCA) Residential Design Review Committee.

Upon consideration the Committee appointed John Leftwich and Shirley Leftwich to serve on the Indian Springs Residential Design Review Committee for the duration of 2019 year term, effective March 20, 2019. The motion passed unanimously.

IX. Consideration and action to correct the Neighborhood Criteria for Grogan's Mill Section 15, specifically for lots 1-32 of Block 2 ad Lot 17-20 of Block 1.

Upon consideration the Committee voted to approve the Neighborhood Criteria for Block 1, lots 17-20 and

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Block 2, lots 1-32 Section 15 Village of Grogan's Mill with the maximum living area not to exceed 2500 square feet and record the corrected criteria in Montgomery Country Real Property Records. The motion passed unanimously.

X. Public Comments

Kent Maggert of 1837 Lake Terrace Court addressed the Committee regarding easement maintenance issues in zero lot line neighborhoods. He would like the Committee to look into this problem. Greg Janes of 46 East Hobbit Glen Drive voiced his disapproval of a sign in his neighbor's yard. Jacob Gorsky of 118 North Pinto Point Circle disapproves of signs and lights at his neighbor's home. Both issues will be placed on an upcoming DSC agenda.

XI. Member Comments

Bala Iyer had a question about a garage door permit. Arthur Bredehoft asked about Edison lights.

XII. Staff Reports

There were no staff reports.

XIII. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. Arthur Bredehoft made the motion and John Anderson seconded. The meeting was adjourned at 9:31p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 2/20/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Gregg Jones	Homeowner	Public comment
Jacob Gorsky	Homeowner	Public comment
Clinton Thompson	Contractor	D
Barnard Mock + Laurie	homeowner	42
Narcisca Paredes + Talan Coulton	Designer - Coulton Residence	37
Joseph J Ferraro	Ridgewood Park Lighters	C
Gregg Albert	17 Coakville Ct	2
Disney Chang	Homeowner	33
Michael Macky	A labor across Town from / first scene	11
Jeff Paul	Builder	1

DEVELOPMENT STANDARDS COMMITTEE MEETINGS OF 3/20/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Chris Cunningham & Tony	Neighbor	A
Arno Bommer	Contractor	A
Jeremy Hollings	Owner	35
Mrs. MAGGENT	1837 LAKE TERESA CT	PUBLIC COMMENT
LUIS COUTINERAS	8000 MEBETH WAY	E-F
Ron Hill	NEIGHBOR	A
PAUL BABCOCK	"	A
BOB HRIBAR	Rep	2
Bruce Eskildsen	Rep	2
Tomas Cawsey	Neighbor	A

DEVELOPMENT STANDARDS COMMITTEE MEETINGS OF 3/20/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
David Lamb	Neighbor	2
Nichelle Winney	Neighbor	A
Nicole & David Caldwell	Neighbor	2
Kyle Quon	Neighbor	2A
KURT HOEMAN	Neighbor	A
Kristie McKeever	Knightrest / The Biltmore	I
Melissa Banda	Knightrest / The Biltmore	F
Tara Karn	neighbor	17
Wes Haged	Neighbor	17
SOURABH BHATIA	BHATIA FAMILY PARTNERSHIP	9

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 3/20/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Robert & Christine Cleland	NEIGHBOR	2.
Mark & Penny Burchin	Neighbor	C
Damon Peterino	Inspecc / BFV	A
LAURE COOK	BFV	A
Barbara Webb	NEIGHBOR	A
PETER & DEE KATANA	OWNER	#9
Melinda Wilson	neighbor	#2

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 3/20/19

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR	AGENDA ITEM NUMBER
Eydre Milone	owner	36
Ramona Cimezcwa	manager	L
JOHN BLONE	Owner	18
RONALD BILNOSKI	owner	40
Bill Kopy / Jon Seis	contractor	34
Aron Coustobl	OWNER	37
Ceanette McMullen	owner	27
Richard Ficker	owner	39