

Development Standards Committee Minutes

April 17, 2019 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

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

Members Absent: Robert Heineman

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

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 22, 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. 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 5:26 PM.
- IV. Reconvene in Public Session.
The Committee reconvened at 6:10 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 The Commercial Summary List consisted of Items E, F, H, I, J, K, L, and N. Item G was withdrawn and Item M was heard as a Review item at the Committee's request. It was moved by John A. Brown and seconded by John Anderson to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 1-21 and 23-27. Item 22 was tabled. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the items on the Residential Summary List as presented.
- VI. Consideration and Discussion concerning residential signage standards.
This item was placed on the agenda for clarification due to an issue between neighbors regarding a lawn sign. Bret Strong stated that the DSC does not regulate sign content or neighbor disputes, which should be referred to the Sheriff's office.
- VII. Consideration and discussion of possible violations at 114 North Pinto Point Circle requested by an affected neighbor.
Scott Koczman
114 North Pinto Point Circle
Lot 67, Block 1 Section 12 Village of Creekside Park
Affected Neighbor
Jake Gorsky

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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

118 North Pinto Point Circle

Lot 68, Block 1 Section 12 Village of Creekside Park

This item was placed on the agenda due to an ongoing issue between neighbors regarding an excessive number of signs and lights. Staff provided the Committee with background information on the issue. Staff was directed to send a violation notice to the homeowner. Staff was further instructed to post the item on a future agenda and to inform the homeowners of the date of the meeting.

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

- A. Variance request for a play area and picnic seating area that encroaches over the building line and forest preserve.

Tridan II LLC/ Action Behavior Centers

3606 Research Forest Drive

Lot 0210 Block 0547 Section 0999 Village of Research Forest

This item was reviewed by the full committee. Representatives for Action Behavior Centers were present to address the committee. The staff presented the committee with a the propose use, location and materials proposed for the improvements. It was then moved by John Anderson and seconded by Bob Adams to table any action on the item and require the owner submit the following information for a more comprehensive review. The committee felt the item should be resubmitted with a tree survey, identifying the existing trees and vegetation and what is proposed for removal. Additionally, the owner should revise and resubmit plans and consider adding more permanent furniture. The owner should review location and possible alternate location with the Fire Marshall and should revise the design do that it is not located in the easement of forest preserve. Additionally, the committee suggested the owner evaluate the parking ratio compliance with the overall tenants and parking spaces and identify if possibility a proposed location in the parking lot, removing one or two spaces and remaining in compliance with the parking lot ratio requirements. The motion carried unanimously.

- B. Variance request for a sign package for a tenant within a pad site that includes two building sign boxes that exceed the maximum lines of copy, has a business clarifier that is not part of the registered trademark and has a monument sign panel that does not match.

Spirit of Texas Bank SSB / Berkshire Hathaway

30350 FM 2978 Road

Lot 0125 Block 0458 Section 0046 Village of Sterling Ridge

This item was reviewed by the full committee. Representatives for Berkshire Hathaway were present to address the committee. The staff presented the committee with the location and design of the proposed improvements and the existing signage at the property. It was then moved by Bob Adams and seconded by John Anderson to disapprove the sign as presented due to the following:

- Per the Standards, subleased departments, brands or products will not be allowed unless registered as a part of the property owner's registered business name.
- Cabinet style building signage is not permitted. Revise and resubmit without sign a cabinet sign design.
- Suggest the owner review the deed to ensure the allowance for the sub leased tenant space.

Any interior signage denoting a second tenant must be a minimum of three feet from any glazing and must not be visible from the exterior. The motion carried unanimously.

- C. Variance request for the proposed placement of two dumpster enclosures that do not comply with the previous action of the Development Standards Committee for proposed design and materials to be used.

Regency Centers LP/Panther Creek Shopping Center

4775 W. Panther Creek Drive

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed by the full committee. The staff presented the committee with the location and design of the proposed improvements and the existing dumpsters located at the site. The committee shared concerns about the violations on the property and the extended amount of time to resolve the dumpster enclosure issue and overall trash and debris on the property and in the forest preserve. It was then moved by Walt Lisiewski and seconded by John Anderson to deny the dumpster enclosures as presented and require the owner adhere to their previous action requiring the enclosures by submitted with metal panel doors and masonry material walls, painted to match the building. Additionally, the submission should include enclosure for all dumpsters to remain in the property. The committee felt the Colors and materials for all improvements must match and be compatible with the Building and the maintenance and waste removal must occur more frequently to eliminate the accumulations of debris, often exceeding the capacity of the dumpsters. The motion carried unanimously.

D. Variance request for a proposed dumpster enclosure that encroaches into the forest preserve.

Alden Heights Place LLC
4840 W Panther Creek Drive
Lot 0310 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed by the full committee. The staff presented the committee with the location and design of the proposed improvements and the existing dumpsters located at the site. The committee shared concerns about the location and design of the improvements. It was then moved by John Anderson and seconded by Bob Adams to deny the request as presented and require the owner revise and resubmit the plans to include the following:

- The location must be removed from the forest preserve.
- The design must be comprised of masonry material walls, painted to match the building and include metal panel doors painted to match.
- Bollards should be applied closest to the door hinges to allow for the doors to open without hitting a adjacent vehicle parked in an adjacent parking space.
- The owner must revise and resubmit for verification of compliance with the Committee's action.

The motion carried unanimously.

E. Consideration and action for the conceptual plans for a new monument sign.

Alden Heights Place LLC
4840 W Panther Creek Drive
Lot 0310 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny the sign as presented and require the owner revise and resubmit with the following:

- Mark the sign location on the property and not in the Street Right Way. Sign must be installed on the property and not located in the road right of way.
- Owner must revise and resubmit sign specifications to include the following:
- Redesign to show a sign base that complies with the commercial planning and design Standards with a minimum height restriction of 18inches.
- Raise the street number as much as possible on the sign base to enhance visibility.
- Final submission must include complete renderings and specifications for all tenants to be included on the proposed sign.

The motion carried unanimously.

F. Consideration and action for a proposed building and monument sign.

Sterling Ridge Dev I LP / Stoneridge Surgical Center
6701 Lake Woodlands Drive
Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge

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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

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:

- No other signage other than what has been submitted within this submission is permitted. Additional signage, such as window graphics are to be submitted for review and written approval.

Building Sign:

- Building sign message area to be thoroughly cleaned and refinished to remove any potential "ghosting" of old signage prior to new signage installation.
- "Stoneridge" letter form height not to exceed 10", matching the letter form height of the previous signage. Overall signage height not to exceed 24-1/2".
- "Stoneridge" to be installed centered over "Surgical Center".

Monument Sign:

- Monument panel area to be thoroughly cleaned and refinished to remove any potential "ghosting" of old signage prior to new signage installation.
- The division line between the two tenants shall be equally spaced between "Surgical Center" and "Sterling Ridge". Remove and replace as necessary and thoroughly clean sign to eliminate ghosting of previous line location.

The motion carried unanimously.

G. Consideration and action for a proposed building and monument sign.

Sterling Ridge Dev I LP / Stoneridge Surgical Center

6701 Lake Woodlands Drive

Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge

This item was withdrawn from the agenda and was an error when posted; see item "H".

H. Consideration and action to paint the exterior of the buildings, garages and clubhouse.

WRPV XIII Plantation Woodlands LLC/ Plantation at The Woodlands

3720 College Park Drive

Lot 9500 Block 0388 Section 0067 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:

- Relocate the Construction Staging Area to the west side parking area.
- Staging area must be fenced in with minimum 6' tall chain link with black/green mesh around the outside perimeter for screening. Fence must have gates to be closed after construction hours for security and safety.
- Exterior facade materials shall be repaired of rot, cracks, missing caulking, and cleaned of mildew before prepping for paint.
- Finishes must be installed as per manufacturer's recommended preparation and installation instructions.
- Tenant to maintain final appearance on site at all times.

The motion carried unanimously.

I. Consideration and action for existing front and rear façade modifications.

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:

- The mullion edges must be cleaned and refinished to a "like new" appearance.
- The intercom pad must be replaced with a dark cover system to blend with the storefront finish.
- Security camera housings must be painted to match the substrate to which they are mounted.

- The entire rear elevation is to be cleaned and repainted. No alterations are to be visible.
- The mailbox must be submitted for review and written approval.

The motion carried unanimously.

J. Consideration and action for a proposed color change.

Spirit of Texas Bank SSB

30350 FM 2978 Road

Lot 0125 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:

- The south side of the canopy may be painted in its entirety at this time, however the DSC reserves the right to request the other two sides are painted to match the final new paint coat if the colors transitioning at the corner are noticeable.
- Exterior materials shall be repaired of cracks, or mildew before prepping for paint, including vertical stone columns.
- Paint to be installed according to manufacturer's recommended installation instructions, including but not limited to proper substrate preparation.
- Tenant/Owner is to maintain final appearance at all times.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

K. Consideration and action for a sign package that includes a decorative hanging design component.

Grogan's Mill Retail Center/ Pineforest Dental Care

7 Switchbud Place Suite, #200

Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill

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

Building Sign:

- Increase the Pine Forest Dental Care, single line of Text proportional to the Pan Face, for ease of visibility. Increased size may not exceed the maximum allowed under the Commercial Planning and Design Standards.
- Color must match the color selection of the building sign.

Blade Sign:

- Allow request for decorative smile to be hung from the blade sign. Consistent with the character of the Shopping Center (ex. Shirt at Dry Cleaners / Pepper @ Chef Chan's)

The arcade sign was approved as presented. The motion carried unanimously.

L. Variance request for a sign package that includes a building sign that does not match the monument sign.

Sterling Ridge Development I LP / Sikes Psychiatry & Wellness

6707 Sterling Ridge Drive

Lot 0500 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 deny as presented and require the following:

Building Sign:

- Conditional Approval is granted for the building sign only, subject to refurbishing the façade substrate prior to new signage installation to avoid any ghosting o previous signage.
- The higher point of proposed building sign letter forms is to match the highest point of previously installed letter forms.
- Building sign is to be centered over the tenant's primary entry doors and the façade canopy.

Monument Sign:

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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

- Monument signage is disapproved as the monument sign for the building was never approved as installed. Tenant to work with landlord to reconfigure the monument sign for a maximum of four (4) tenant panels of equal size prior to review of subsequent tenant submissions.
- Doctor names and professional associations are not permitted on monument signage.
- Revise and Resubmit monument sign for committee review.

General Notes:

- The exterior canopy at the tenant's primary entry shall be thoroughly cleaned and reconditioned for a like new appearance.

The committee strongly recommended that the property landlord in conjunction with each tenant shall create a signage criteria document to standardize all signage requirements and request to be reviewed by the committee to include but not limited to standards for building signs, blade signs, monument signs, window graphics, service door signs, site directional signs and temporary signage as necessary. The motion carried unanimously.

- M. Variance request for the addition of parking lot lighting that exceeds the foot candle requirement at the property line.

Rigaku Americas Corporation

9009 New Trails Drive

Lot 6500 Block 0547, Section 0999 Village of Research Forest

This item was reviewed by the full committee. Representatives from Rigaku were present to address the committee. The staff provided the committee with a presentation and the recommendation form the Development Review Committee. It was then moved by John Anderson and seconded by Bob Adams to deny the variance as presented and require the owner resubmit with the following:

- Lighting color temperatures are to be revised to between 4000-4500K which is typical for parking lot lighting and will create a homogeneous lighting appearance between properties.
- Shielding and fixtures adjustments are required to mitigate lighting glare and overspill at the property lines down to 0.1 FC. Revise and resubmit Photometrics site plan prior to installation.
- The DSC reserves the right to request additional shielding and lighting adjustments to mitigate lighting glare and intensity after installation if complaints arise.
- All parking lot lighting is to be changed out at once to avoid different light fixture appearances and performance characteristics.

The motion carried unanimously.

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

Palace Nails Bar

10700 Kuykendahl Road, Suite M

Lot 100, Block 592, Section 60 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 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.

- IX. Consideration and Action of the Residential Applications and Covenant Violations.

1. Variance request for a proposed room addition that would encroach into the five-foot side easement.

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James A Waugh
54 Spotted Deer Drive
Lot 24, Block 23, 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 the allowance for a one-foot encroachment on the condition the owner obtains a release of easement agreement to encroach one foot into the 5-foot side yard easement. Additionally, the owner must provide proof of the release of easement agreement, prior to the issuance of the revised permit. The owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

2. Variance request for a proposed room addition that would exceed the maximum living area allowed, according to the Neighborhood Criteria.

Eric M Patterson
10717 N Autumnwood Way
Lot 10, Block 01, Section 30 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 approve on the condition the owner improvement meets code and passes final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as denied in the Residential Development Standards. All colors and materials must be designed to match the existing home. The motion carried unanimously.

3. Variance request for a proposed patio cover that does not respect the 15 foot rear setback.

Sidney Walker
59 Vershire Circle
Lot 15, Block 03, Section 91 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 Bala Iyer to conditionally approve the patio cover. The homeowner must maintain the existing evergreen vegetation to screen the view to adjacent properties. Staff will review upon completion to determine if additional planting is needed. If so, it must be evergreen trees/shrubs that are at least 7 feet tall at the time of planting. The patio cover must meet code and pass inspections. The motion passed unanimously.

4. Variance request for a proposed patio cover with integrated fireplace that does not respect the 25 foot rear setback.

Jefferey Mathews
86 West Thymewood Place
Lot 35, Block 01, Section 04 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 Bala Iyer to conditionally approve the patio cover and fireplace. Staff will review upon completion to determine if the screening is sufficient. The patio cover and fireplace must meet Standard conditions and code and pass inspections. The motion passed unanimously.

5. Variance request for concept approval for a proposed room addition over a garage that exceeds the maximum living area allowed.

Cory Liepold
27 East Green Pastures Circle
Lot 37 Block 01, Section 43 Village of Sterling Ridge

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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 Bala Iyer to conditionally approve the concept. The homeowner must submit the final sealed plans, fees and other required documentation for final approval. Staff will review the room addition for compliance. The room addition must meet code, pass inspections and meet Standards. The motion passed unanimously.

6. Variance request for a proposed fence that will exceed the maximum height allowed in the rear alley way and be other different design than what is required by the Development Criteria for Section 9 Sterling Ridge.

Daniel Daulton

6 Bonny Branch Street

Lot 02 Block 03, Section 0009 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 Bala Iyer to conditionally approve the fence; it must pass inspections and meet code. The existing magnolia tree is to be replanted on property. The motion passed unanimously.

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

Kevin Scott

50 North Knights Crossing Drive

Lot 18 Block 01, Section 81 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 Bala Iyer to approve the driveway widening 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.

8. Variance request for a proposed fence stain that is not an approvable color.

James Flynn

47 West Matisse Meadow Court

Lot 19 Block 01, Section 37 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 Bala Iyer to approve the proposed fence stain as submitted. The motion passed unanimously.

9. Variance request for a proposed driveway extension that will exceed the maximum width allowed.

Tiberiu Oancea

71 Degas Park Drive

Lot 97 Block 01, Section 21 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 Bala Iyer to conditionally approve the driveway extension. The brick must match the home; the existing brick does not. The motion passed unanimously.

10. Variance request for a proposed pool that will exceed the maximum allowed water surface area.

Jose Carlos Alvarez

26 Wildflower Trace Place

Lot 07 Block 02 Section 39 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 Bala Iyer to conditionally approve the pool. The pool must meet Standard conditions, pass inspections and meet code. The homeowner must plant and maintain two 15 gallon native trees on the lot; palm

trees are not included in tree count. The pool and pool decking are not to encroach upon any easements. The motion passed unanimously.

11. Variance request for proposed artificial turf that is not an allowable landscape material and will not respect the five foot side and ten foot rear yard easements.

Leah Schulze

130 South Hollylaurel Circle

Lot 23 Block 01 Section 16 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 Bala Iyer to conditionally approve the artificial turf. It must be installed to allow for proper slope for drainage and per submitted plan. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

12. Variance request for existing pavers that do not respect the rear ten foot easement.

Phyllis A Fish

106 North Brooksedge Circle

Lot 14 Block 02, Section 58 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pavers as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

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

Gregory Seelhofer and Nisha Sidhwani

31 Valley Cottage Place

Lot 08, Block 01, Section 26 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

14. Variance request for an existing practice cage that does not respect the 15 foot rear setback and does not respect the five foot side and ten foot rear easements.

Gang Ma

115 North Acacia Park Circle

Lot 12 Block 04, 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 Bala Iyer to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the practice cage 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 practice cage 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 front yard patio that is less than 20 feet back from the street pavement edge as required when a patio extends beyond the front platted building line.

Lee Ann Hamilton

14 South Belfair Place

Lot 27 Block 01, Section 53 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 Bala Iyer to conditionally approve the front yard patio. Storage of BBQ grills, plastic patio furniture or umbrellas is prohibited. The homeowner must maintain plants around patio to soften the impact to the street view. Additionally, the homeowner must plant and maintain low growing evergreen shrubs on the street side of the patio. Staff will review plantings upon completion to determine if screening is sufficient. The motion passed unanimously.

16. Variance request for an existing driveway extension that exceeds the maximum width allowed.

Thomas F Kernan

11 Almond Branch Place

Lot 17 Block 02 Section 57 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the driveway extension as submitted.

17. Variance request for an existing patio cover that does not respect the rear 15 foot rear setback.

Luis Quiros Padilla

10 Arrowfeather Place

Lot 18, Block 03, Section 14 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the patio cover. 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 to the rear. The patio cover must meet code and pass inspections. The motion passed unanimously.

18. Variance request for an existing play structure that is not a muted earth tone or use natural materials.

Patricia Rodriguez

95 Birch Canoe Drive

Lot 20, Block 01, Section 20 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 Bala Iyer to conditionally approve based upon painting the roof of the fort area a muted earth tone. The motion passed unanimously.

19. Request for approval for a renewal of a Home Business for Oncology Massage services.

Stuart Gibbs

11 Timberlea Place

Lot 24 Block 02, Section 63 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 Bala Iyer to approve the home business as presented on the condition that the home business

remains in compliance with the Standards. 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 April 2021. The motion passed unanimously.

20. Request for approval for a renewal of a Home Business for translation services.

Martin George Ellis

107 South Plum Crest Circle

Lot 02 Block 02, Section 64 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 Bala Iyer to approve the home business as presented on the condition that the home business remains in compliance with the Standards. 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 April 2021. The motion passed unanimously.

21. Request for approval for a renewal of a Home Business for an Architect.

Christopher Hinton

3 Glowing Star Place

Lot 0039 Block 03, Section 0006 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 Bala Iyer to approve the home business as presented on the condition the home business remains in compliance with the Standards. 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 April 2021. The motion passed unanimously.

22. Request for approval for a renewal of a Home Business for Short Term Rental

Maury Pendleton

131 Pinto Point Place

Lot 88, Block 01, Section 12 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to table this item until such a time that the DSC has promulgated rules and Standards regarding short term rentals. The Air B&B listing must be removed. The motion passed unanimously.

23. Request for approval for a renewal of a Home Business for piano lessons.

Peter Belbin

22 East Shale Creek Court

Lot 4 Block 2, Section 20 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 Bala Iyer to approve the home business as presented on the condition the home business remains in compliance with the Standards. All clients must park in the owner's driveway. 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 April 2021. The motion passed unanimously.

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

Jaismha Sadhanala

167 Rocky Point Drive

Lot 4, 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 Bala Iyer 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 mold/algae from the exterior of the home and by removing debris including but not limited to carpet and pallet) 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.

La Torre De Babel LLC

142 W Valera Ridge Pl

Lot 18, Block 1, Section 31 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 Bala Iyer 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.

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

William R & Nisrine E Febres

7 Whispering Thicket Place

Lot 42, Block 1, Section 9 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 Bala Iyer 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.

Nasim & Deland G & Delana G Ahmad

7 Skipwith Place

Lot 10, Block 1, Section 15 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 Bala Iyer 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 trash cans and children's toys 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.

28. Consideration and action regarding violations for removal of trees that do not meet the Standards for tree removal.

Paul Chang

10 Columberry Court

Lot 30 Block 2 Section 84 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to table this item until the arborist has submitted his recommendations. The motion passed unanimously.

29. Variance request for existing paving that exceeds hard surface area allowed by the Development Criteria.

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 and contractor were present and addressed the Committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to conditionally approve the paving; the homeowner must remove the portion of deck paving adjacent to the planter as indicated on the plan starting at expansion joint. The homeowner must also submit a drainage plan by a professional licensed engineer. The drainage plan should show any natural change in grade and define the direction the water flows onto and off of the property. The plan should also include any specifications for drainage swales, piping, catch basins and drain outlets. All conditions must be met within 30 days. The motion passed unanimously.

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

Alberto E. Tovar Chahin

78 Wyatt Oaks Drive

Lot 61, Block 02, Section 2 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 Bala Iyer to conditionally approve the fence stain. The homeowner must plant and maintain evergreen trees and shrubs to screen the stain to the street. Alternatively, the homeowner must repaint/restain the fence in an approvable color. Conditions must be met within 30 days. The motion passed unanimously.

31. Variance request for proposed fence extension that extends beyond the platted building line and does not have a 45° angle for visibility.

Nicholas Franks

35 Springtime Creek Drive

Lot 30 Block 03, Section 89 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 John Anderson and seconded by Bala Iyer to disapprove the fence extension. The Committee recommended planting to screen by the wrought iron fence. The motion passed unanimously.

32. Variance request for an existing room addition that does not respect the rear 30 foot setback.

Manjeet Singh

55 East Black Knight Drive

Lot 05, Block 03, Section 77 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by John A. Brown and seconded by Bala Iyer to conditionally approve the room addition. The homeowner must plant and maintain three 30 gallon native trees to replace trees removed and plant and maintain a mix of native trees and shrubs to screen the structure to the rear property. Planting and maintenance should consider growth factors to continually screen the room addition as the vegetation grows. Screening trees should include at least three 65 gallon native evergreen trees and sufficient lower growing shrubs. The homeowner must submit a landscape plan reflecting the stated planting conditions. Landscape Plans must be sealed by a Landscape Architect or must be submitted with the same level of details as you would find on a sealed landscape plan. The homeowner must also submit a drainage plan by a professional licensed engineer registered with the Texas Board of Professional Engineers. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Additionally, a certificate of completion submitted and signed by the engineer certifying compliance and completion of installation must be submitted. The room addition must meet code and pass inspections. The motion passed unanimously.

33. Variance request for concept approval for a proposed Patio Cover with integrated TV wall and summer kitchen that does not respect the 20 foot rear setback.

Marco Antonio Aranguren

190 Hearthshire Circle

Lot 47 Block 01, Section 99 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 Bala Iyer to conditionally approve the patio cover, TV wall and summer kitchen. The homeowner must submit revised plans, required documents and fees and a revised survey showing a reduction of the encroachment into the setback to a maximum of 8 feet. The roof must be changed to a hip roof style, fan lights should be shielded or recessed and the TV must face the rear of the dwelling. Plans must be reviewed by the Development Standards Committee for final approval. The homeowner must also submit a drainage plan by a professional licensed engineer registered with the Texas Board of Professional Engineers. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should also include any specifications for drainage swales, piping, catch basins and drain outlets. Additionally, a certificate of completion submitted and signed by the engineer certifying compliance and completion of installation must be submitted. The homeowner must plant and maintain evergreen trees/shrubs to screen to the right and left of the structure that are at least 7 feet tall at the time of planting. The improvements must meet code and pass inspections. The motion passed unanimously.

34. Variance request for concept approval for a proposed Patio Cover with integrated summer kitchen that does not respect the 40 foot rear setback.

Ramiro Ernesto Galicia

20 Waterbridge Drive

Lot 32, Block 01, Section 29 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 patio cover and summer kitchen. The homeowner must submit final sealed plans, required documents and fees for staff review and final approval. The homeowner must also submit a landscape plan and plant and maintain evergreen trees/shrubs to the left of the structure and also to screen to the street. Vegetation must be at least 7 feet tall at the time of planting. The patio cover and summer kitchen must meet

code and Standards and pass inspections. The motion passed unanimously.

35. Variance request for a proposed pool that exceeds the maximum hard surface and water surface area allowed.
David & Catherine Cobb
27 Silvermont Drive
Lot 15 Block 01, Section 26 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 Bala Iyer to conditionally approve the pool. The homeowner must submit revised plans and a revised survey and remove paving (walkway) leading down to the catch basin as indicated on the plan. The Committee recommended adding stepping stones in place of the walkway. The homeowner must also plant and maintain low evergreen shrubs/plants to screen rear of pool wall on both sides of catch basin. The pool must meet code, pass inspections and may not encroach into any easements. Verify all Centerpoint Energy rear easements as they may differ with the covenant easements. The homeowner must ensure that the placement of the improvement does not halt or materially impede drainage flowing from 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.

X. Public Comments

There were no public comments.

XI. Member Comments

Arthur Bredehoft asked about signs at Crust Pizza in the Alden Bridge Shopping Center. Bob Adams expressed frustration with homeowners who add improvements without permits and asked what recourse the Township might have. Walter Lisiewski said he would be making a presentation at the next Board meeting that would include IT needs for the DSC meeting room. Bala Iyer inquired about getting a dedicated email address for Township business.

XII. Staff Reports

There were no staff reports.

XIII. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. John A. Brown made the motion and John Anderson seconded. The meeting was adjourned at 9:29 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 4/17/19

| NAME (PLEASE PRINT) | REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR) | AGENDA ITEM NUMBER |
|------------------------|--|-----------------------|
| RAMIRO GALICIA | 20 WATERSEDGE DR | 34 |
| Katie Peterson | 3608 Research Forest Drive | A |
| Shendean Roe | 3608 Research Forest Drive | A |
| MICHAEL HIPP | 26 WINDFLOWER TRACE PL. | 26 |
| Manjeet | 55-E Blanche Knight | 32 |
| Martyn Wilcher | 55 E. Blanche Knight | 32 |
| Wanda Coulter | 18 WINDY PATH PL | 29 |
| Bethann Vukob | 190 Mendshire | 33 |
| Albark Toor | 78 Wyatt Oaks Dr. | 30 |
| Barbara Vlaho | 27 W. Piper's Green St. | IV |

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 4/17/19

| NAME (PLEASE PRINT) | REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR) | AGENDA ITEM NUMBER |
|---------------------------|--|-----------------------|
| MARION + Connie Minze | 49 Sweetleaf Ct The Woodlands TX | VI |
| Jake Gorsky | 118 N Pinckney Cir | VI |
| Emilia Aburde. | 20 Water bridge. | 34 |
| Jeanne Dornak | 9009 New Trails Dr. | M |
| Melinda Wilson | 17 Coralvine | X |
| Steve Wilson | 17 Coralvine | X |
| Patricia Belkum | 22 E Shale Creek Ct | 23 |
| Steve Martin | 54 Spotted Deer | 1 |
| Scott McClum / David Cobb | 27 Silvermist Dr. | 35 |
| Melanie Aranguen | 190 Heathshue Cir. | 33 |

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 4/17/19

| NAME (PLEASE PRINT) | REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR) | AGENDA ITEM NUMBER |
|------------------------------------|--|-----------------------|
| Tony Campbell | NEIGHBOR | X 10 |
| MARIO N. WILLIAMS | SELF | X (10) |
| Phillip Colvin Nercisa PAREALES | Representative Representative | A 29. |
| Debra Carter | Contractor | J |
| Nick Franks | homeowner | 31 |
| - Franklin R. Palmer | cowling | 10 |
| Michael Newhouse | Spirit of Texas Bank | J |
| James Waugh | SELF | 1 |
| RICHARD & BEGON HARTING | 55 E, Hobbit Gulch DR. | VI |

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 4/17/19

| NAME (PLEASE PRINT) | OWNER, REPRESENTATIVE, MEMBER, OR CONTRACTOR | REPRESENTATIVE | AGENDA ITEM NUMBER |
|------------------------|--|----------------|-----------------------|
| David M Cobb | 27 S. Lee, North Drive | | 35 |
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