

Development Standards Committee Minutes

May 15, 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

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Walter Lisiewski called the meeting to order at 5:01 p.m.
- II. Consideration and action regarding the minutes of the regular DSC meeting of April 17, 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 5:12 PM.
- IV. Reconvene in Public Session.
The Committee reconvened at 5:31 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Commercial Summary List consisted of Items H, I, J, L, M, N, O & P. Items D, E, F, G & K were tabled, and Item R was withdrawn. 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 2-10 and 12-18. Item 11 was resolved prior to the meeting. 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 action to allow the installation of temporary signs on residential lots, in support of Canopy Cancer Survivor Center through Memorial Hermann The Woodlands.
The Committee was shown a sample of a temporary sign that will be available for display on residential lots. The signs will promote a decorator showhouse event to benefit Memorial Hermann The Woodlands' Canopy Cancer Survivor Center. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the signs. The builder's name is not to be advertised on the signs.
- VII. Consideration and Discussion of Neighborhood Criteria and requirements of Criteria.
The Committee was shown a presentation by staff on Neighborhood Criteria for 51 sections that are currently under review. Staff stated the review should be complete in 30-60 days. Kent Maggert of 1837 Lake Terrace addressed the Committee and expressed his dissatisfaction with the Criteria for zero lot line homes. Bret Strong responded directly to Mr. Maggert and assured him his concerns would be addressed.

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VIII. 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

2600 Technology Forest Boulevard

Lot 9147 Block 0547 Section 0999 Village of Research Forest

This item was heard by the full committee. The staff provided an update to the committee in was determined that the item may be ready for committee review in two weeks to 30 days depending on the information gathered. The staff noted they would place it on the June 19, 2019 meeting for a follow up. No further action was taken on this item.

- B. Variance request for the removal of and trimming of live trees and vegetation in the forest preserve that would increase visibility of the bell tower is not consistent with the maintenance requirements for the forest preserve. Consideration and action for the request for additional plantings surrounding the property.

St. Simon Jude Catholic Church

26777 Glen Loch Drive

Lot 0421 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. The staff provided a presentation noting the request for clearing to allow a view corridor of the bell tower. Representatives and interested parties were present to address the committee. Chairman Walt Lisiewski identified that he would like to defer facilitation of the meeting to Vice Chairman Robert Heineman for the duration of this item and would abstain from the vote. It was then moved by John Brown and seconded by Bob Adams to table this item and require the owner revise and resubmit to reduce the overall area proposed for clearing and trimming; and reduce the view corridor not to exceed the width of the bell tower facade. The area should be proposed to trim the vegetation instead of proposing complete removal and allow the understory to remain and trimmed to no higher than 3-5 feet in height from grade. The owner should submit the revised plans with a tree survey to identify any trees within the narrower view corridor that would be proposed for removal; and include a landscaping plan for the reforestation of any proposed trees to be in areas of the forest preserve where reforestation should occur. Additionally, the committee noted they would allow proposed plantings submitted for the parking lot as presented. The motion carried Walt Lisiewski abstained from the vote.

- C. Consideration and action on the installation of the dumpster enclosures.

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 heard by the full committee. The staff provided a presentation noting the request on the installation of the dumpster enclosures. Representatives were present to address the committee. The committee reviewed the overall site, the status of the property and the pervious actions of the Committee. It was then moved by Robert Heinemann and seconded by Bob Adams to approve on the condition the owner remove all other dumpsters from the site that are not contained within the enclosures or stored behind the masonry wall at the rear of the center. Enclosures must be designed to remain taller than the overall height of the dumpsters to entirely screen dumpster within the enclosures. Enclosures, must be maintained in good order and repair, routinely emptied and trash debris removal cleared from the surrounding area. Additionally, the metal panel doors must remain closed when not in use. All materials must be painted to match the exterior of the center. Installation must be in accordance

with the Commercial Planning and Design Standards. The motion carried unanimously.

- D. Variance request for a proposed parking addition that encroaches into the forest preserve and removes a landscaped island.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill
This item was tabled prior to the meeting.
- E. Variance request for a wrought iron fence that encroaches into the forest preserve and requires tree and shrub removal.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 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 table this item. The motion carried unanimously.
- F. Variance request for a building sign package with raceway mounting that includes one sign that exceeds the maximum height allowed, a logo that is not registered with color as a feature of the mark and exceeds the maximum size allowed, and a second illuminated sign for the address numbers.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 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 table this item. The motion carried unanimously.
- G. Variance request for two monument signs that do not have one neutral background color and include a logo that is not registered as shown and exceeds the maximum size allowed; one sign is not perpendicular to the roadway, exceeds the maximum size allowed, and does not include the address number.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 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 table this item. The motion carried unanimously.
- H. Consideration and action for a proposed temporary event which may include temporary directional parking signs.
Faith Bible Church
5505 Research Forest Drive
Lot 0100 Block 0319 Section 0067 Village of Cochran's Crossing
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 temporary event and temporary direction signs on the condition the event does not cause sound or other objectionable effects to impact adjacent properties. All signage must be confined to the owner's property and removed no later than 2 hours after the close of the event. Approval by this committee does not constitute approval by any additional entity, such as the County or Fire Marshall. Please contact the respective entities. The motion carried unanimously.

- I. Variance request for the final submission for an exterior remodel and addition that encroaches over the building setback 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

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 the exterior remodel and addition on the following conditions:

1. A variance has been approved for the Impervious Coverage area to be 75% of the net area within the Forest Preserves at this time.
2. A variance has been approved for the parking to be under the requirements by 1 spot for a total of 37 parking spaces.
3. 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.
4. No portion of the Future Recovery Suite is approved in this project's scope of work and must be submitted in its entirety.
5. A separate signage and pavement marking plan is to be submitted for review and written approval. No site markings, window graphics, building mounted signage or directional signage is approved at this time.
6. Back-flow preventer must have a metal cage enclosure and is to be painted Woodlands Green.
7. 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. Include plan and elevation details with dimensions indicated.
8. No portion of the roof mounted equipment is to be visible to the public.
9. Supplemental Reforestation may be required along the existing forest preserve and will be determined near the end of construction of the project.
10. Reforestation of the East Forest Preserve in the area where parking was removed and shifted to the west will be necessary.
11. A formal planting area, not more than eight (8) feet wide, must be installed, irrigated, and maintained around any new monument sign.
12. Clarify Generator light and provide cut-sheet of light system indicated on sheet E00.02. Verify Photometrics plan previously submitted included ALL exterior lightings. Generator is conditionally approved as submitted subject to maintenance test run times being limited to once per week (Monday thru Friday and limited to between the hours of 1 p.m. and 4 p.m.
13. 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.
14. A variance has been approved for a triangular portion of the building column to encroach over the building setback line.
15. Exterior cameras are to be painted to match the substrate to which they are mounted.
16. Recommend Proposed Monument panel be located at the existing vehicular boulevard with a formal planting area that is permanently irrigated. Currently proposed monument sign location is conditionally approved subject to a formal planting area that is permanently irrigated around the monument sign and the vehicular boulevard is to have the sign removed and formal plantings and permanent irrigation installed. A Clearing Permit must be issued for any vegetation clearing required.
17. Provide signed and sealed drawings for all Civil and MEP disciplines.
18. Trash collection is to be scheduled between the hours of 7 a.m. and 7 p.m. A sign shall be submitted for review reflecting these hours and any further trash dumpster restrictions.
19. Utility Site Plan does not indicate permanent power for pumps and lighting for the Water Fountain.
20. Replace Dwarf Waxmyrtles with Southern Waxmyrtles in areas that are adjacent to enclosures.

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21. The DSC Reserves the right to have any lighting modified to reduce glare or intensity if complaints arise
 22. Provide revised, missing, or updated information within two weeks of this notice.
 23. Must provide specifications and location for a Project Identification Sign in accordance with the Commercial Planning and Design Standards to be reviewed by the plan committee or its designee.
 24. Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.

- J. Consideration and action for proposed expansion to the existing columbarium wall, landscape garden and pathway.

Woodlands United Methodist Church
2200 Lake Woodlands Drive

Lot 8600 Block 0547 Section 0999 Village of Research Forest

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

1. Finishes of new extension are to match the existing portion of the Columbarium regarding walls, fencing and pathway. Stamped concrete to be replaced with brick pavers to match existing construction.
2. New landscaping must be permanently irrigated with a concealed system.
3. All existing trees are to be protected during construction. No trees are to be removed.
4. New pump to be screened with vegetation. Consider locating pump on opposite side of solid wall.
5. Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- K. Consideration and action for the addition of two canopies in the drive thru area.

Chick-Fil-A Inc.

3425 College Park Drive

Lot 0808 Block 0388 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 table this item. The motion carried unanimously.

- L. Consideration and action for the proposed plans for an exterior color change.

Fairfield Montfair LLC / Montfair Apartments

10851 W. Montfair Boulevard

Lots 0400 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 the exterior color change on the following conditions:

1. The committee has approved either color Option 2 or color Option 3 and the applicant is free to paint exterior color mock-ups of each option accordingly. Applicant can decide which option they prefer, Option 2 or Option 3. Applicant to notify the committee in writing when final color option has been selected.
2. Provide within two (2) weeks of this written response a site plan indicating a staging area for construction materials, possible scaffolding and paint supplies. Staging area to be fenced with 6' chain link with black, green or brown screening mesh around the perimeter to include locking gates for security after construction hours. Exterior facade materials shall be repaired of rot, cracks, missing caulking, and cleaned of mildew before prepping for paint.
3. Finishes must be installed as per manufacturer's recommended preparation and installation instructions.
4. Applicant to maintain final appearance on site at all times.
5. Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- M. Variance request for a sign package that includes two monument signs with a tenant name that does not

match the building sign and does includes the street address numbers on the sign that is not located on the street that is identified in the street address.

Davis Holdings

8021 Research Forest Drive

Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

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

1. Clean and refurbish entire monument signs to a like new condition.
2. Aluminum panels, approved to change from two (2) to four (4) tenant panels and one (1) arch top panel per each side of monument. All panels to fully extend and cover message area.
3. Aluminum panel color to match other nearby center and village "Beige" panel color. All panels are to match in color at all times.
4. Tenant names and address numbers are to be black vinyl plot adhered to the aluminum panel. The committee reserves the right to require maintenance and/or replacement of panel text at any time for a clean and like new appearance of all signage.
5. "Taco Nation" is the only tenant applying for approval to be on monument sign. All other tenants must receive permission from the Landlord to submit proposals for monument signage to the committee for review and written approval.
6. Revise and resubmit plans to show all panel text not to exceed 3.5" in height (to include address) to increase separation between tenant business names.
7. Allow variance request for building and monument sign fonts to not match or allow a revised and resubmitted plan that shows the fonts for the building and monument sign panel to match. Staff to verify final submission for compliance with the Committee's action.
8. Installation and maintenance must be in accordance with the Commercial Planning and Design Standards including but not limited to maintenance, irrigation and landscaping.

The motion carried unanimously.

- N. Variance request for the proposed installation of a garden that will require the removal of two small trees.

YMCA of the Greater Houston Area

8100 Ashlane Way

Lot 0800 Block 0499 Section 0000 Village of Sterling Ridge

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

1. Proposed Herb Garden requires the removal of two trees. These two (2) trees are to be relocated on-site. Provide permanent irrigation to relocated trees.
2. Pathways, accessible planting areas and gated entry must all be ADA compliant and receive approval from local RAS representative.
3. Outer edge of garden area is a bend-a-board plastic edging at 4" height with wrought iron fence and five (5 Ft) wide gate. Fencing is required to match other wrought iron fencing on-site.
4. Provide description of what will be interior to the CMU Planters as detail #2 calls for plants to be placed inside CMU wall cavity. (REVISE AND RESUBMIT)
5. Any cage or enclosure to conceal the ball valve tying into the existing irrigation system water line shall be Woodlands Green in color to blend with landscaping.
6. No exterior lighting or signage is approved at this time. Any additional requests require the review of the standards committee and written approval.
7. Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

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- O. Variance request for a proposed sign package that includes two building signs that exceed the maximum size allowed, directional signs that include the business name and designated parking signs.

Indian Springs at The Woodlands LTD / HEB

10777 Kuykendahl Road

Lot 0550 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 deny the proposed sign package as presented and require the owner revise and resubmit in accordance with the following:

1. One building sign is approved for the "HEB Curbside" service. Sign at location A1 is approved.
2. Building sign at location A2 is disapproved. (Revise and resubmit with location A2 removed.)
3. Reduce the size of building sign A1 proportionately to match other local "HEB Curbside" approved building signs at a max height of 2'-0" per The Woodlands Standards for one line of text. (Revise and resubmit)
4. "HEB" logo to be adjacent to "Curbside". (Revise and resubmit.)
5. All sign posts and sign backs to be painted dark bronze to match the sign face.
6. All directional signs to be mounted at 48" max total height above grade.
7. Pavement markings are disapproved for use and shall not be installed at any time within the HEB parking lot, drives or right of ways leading to the store. (Revise and resubmit with pavement markings removed.)
8. No additional signage is approved at this time apart from what has been reviewed and approved in writing in this submittal.
9. All revisions must be reviewed and approved by the plan committee or its designee prior to the issuance of the permit.
10. Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- P. Consideration and action for the proposed building addition.

Indian Springs at The Woodlands LTD / HEB

10777 Kuykendahl Road

Lot 0550 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 the proposed building addition on the following conditions:

1. The building expansion shall not negatively affect the deed restricted lot coverage or site drainage from the building roof drainage.
2. The building expansion shall not impede the pedestrian walkway from meeting ADA accessibility requirements.
3. All exterior finishes and colors are to blend seamlessly with the existing HEB structure.
4. Rain guard canopy over the sliding store front door does not show on side elevation. Provide details for rain guard canopy. Canopy width not to exceed the width of the sliding door opening.
5. No rooftop mechanical/freezer/ cooler units are to be visible from public view.
6. Exterior lighting shall be within 500K color temperature of existing exterior building lighting and must match in style and housing finish.
7. Adequate shielding to be provided to prevent light glare to adjacent properties.
8. Submit a Construction Activity Plan that includes the location of any trailers or dumpsters (must be a neutral color) and portable toilets. Plan must also include the type of fence with mesh screening and extents of area for construction.
9. The fencing must be 6' tall galvanized fencing with black screening mesh installed on the public side of fencing.
10. Temporary Staging and/or Storage Areas are not to block existing means of egress or circulation and an ADA pathway for public use must be maintained at all times.

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11. Any storage containers or trailers must be neutral in color and contained within the confines of the fenced area.
12. Must comply with Commercial Planning and Design Standards.
The motion carried unanimously.

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

The Square M Property LLC
8101 Kuykendahl Road
Lot 4000, Block 257, Section 47 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 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.

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

Radiance Advanced Skin & Body Care
6777 Woodlands Parkway, Suite 300
Lot 500, 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 withdraw this item from the agenda. The motion carried unanimously.

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

1. Consideration and action for the new home construction.

Gregory L. Albert
17 Coralvine Court
Lot 60, Block 02, Section 20 Village of Grogan's Mill

This item was reviewed by the full committee. Representatives and interested parties were present to address the committee. The staff provided the committee with a presentation, noting any changes in the plan from the original conceptual proposal. The committee inquired about other homes on the street and asked questions related to the construction. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to table the item and require the owner **Submit** the following information:

- **A Revised Drainage plan** must be submitted and include a comprehensive site plans that defines the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans are required to be sealed by a licensed engineer registered with the Texas Board of Professional Engineers.
- **A Sample Board and or Artist Renderings** to define the proposed colors and materials to be used on the proposed home.
- **Tree Protection**-The committee required the tree protection fencing be installed prior to final review and action to help clearly define for the neighboring properties, trees that will remain and be protected at construction. The Fencing to provide tree protection 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.

- **Pool Application-** The owner advised the committee that he intends to build a pool eventually. The committee required the owner provide a pool application so that the can determine the overall hard surface, including the pool prior to acting on the new home construction.
- **Construction Timeline-** The committee inquired about the time frame for completion once the project begins. The owner advised it would be approxijately8 months. As a result, the committee requested the owner provide a construction timeline at the time of final submission and request the timeline define completion within 8 months.

The motion carried unanimously.

2. Request for variance for proposed driveway borders that exceed the maximum width allowed.

Josh Stevens

19 Almond Dale Court

Lot 25 Block 01 Section 73 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 proposed driveway borders as follows:

- The driveway not to exceed 19 feet in total width (except for the driveway apron) and must not extend past the side of the dwelling.
- The paver border must follow the driveway and curve along the approach at the street edge.
- The improvement must not encroach into the side easement.

The motion passed unanimously.

3. Request for variance for a proposed fence replacement that does not meet the Development Criteria for Section 16 Creekside Park West.

Roberto Perez Bobadilla

105 Sundown Ridge Place

Lot 24, Block 01, Section 16 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 proposed fence as submitted. All open metal fencing should at a minimum be either a powder coated tubular steel, or black anodized aluminum, or a true wrought iron. Other alternatives that rust or deteriorate sooner than a wood fence is unacceptable. The fence must meet code and pass inspections. The motion passed unanimously.

4. Request for variance for a proposed patio cover with integrated summer kitchen and fireplace that will not respect the 25 foot rear setback.

Mark Mewshaw

22 Greycrest Place

Lot 29 Block 01 Section 50 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the proposed patio cover, summer kitchen and fireplace. The homeowner must plant and maintain 6 30 gallon native trees in the rear yard to screen to rear and for replacement. The motion passed unanimously.

5. Request for variance for an existing driveway widening that exceeds the maximum with allowed.

Robert Woods

51 North Frosted Pond Drive

Lot 13, Block 01, Section 13 Village of Indian Springs (TWA)

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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 driveway widening. The homeowner must plant and maintain low growing vegetation to the planting bed at the end of the extension. The motion passed unanimously.

6. Request for variance for existing paving that does not respect the side five foot easement.

Peter K. Valles

3 Broadweather Place

Lot 92 Block 01, Section 50 Village of Alden Bridge

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

7. Request for variance for an existing trash and recycle cart screen that is not an acceptable design.

Brian Perrine

10 Pine Island Place

Lot 32 Block 03 Section 36 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the trash and recycle cart screen with integrated evergreen vegetation to screen and soften view of structure. 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. Request for variance for an existing play structure that does not respect the rear ten foot easement.

James Scott and Rainie Crawley

110 East Lasting Spring Circle

Lot 11, Block 01, Section 08 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.

9. Request for variance for existing paving that does not respect the rear ten foot easement.

Roger Darrohn

43 Triple Gap Drive

Lot 33, Block 01, Lot 33 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 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.

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

83 West Jagged Ridge Inc

83 West Jagged Ridge Circle

Lot 5, Block 8, 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 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, defining the beds and repairing yard in area next to driveway where vehicles have been parking and storing trash and recycle carts from public view) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Pierre Marcel Beaumel

94 North Linton Ridge Circle

Lot 13, Block 1, Section 34 Village of Alden Bridge

This item was resolved prior to the meeting.

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

George E. & Kathryn M. Danner

3 Ivory Moon Place

Lot 1, Block 2, Section 13 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by 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 the dead vegetation) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Ignacio R. Falcon & Carolina Cirovic

39 Paloma Bend Place

Lot 6, Block 1, Section 25 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.

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

William Allen & Beth Ann Fridley

2 Winrock Place

Lot 37, Block 1, Section 9 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 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 algae/mildew from 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.

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

Terry James Letsinger

151 Green Gables Circle

Lot 7, Block 2, Section 9 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 pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing the seasonal lights and debris from public view, by repairing/replacing the rotten siding on home, by removing algae/mildew from exterior of the home and/or garage and by painting the shutters) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Zhai Mu

181 South Hollylaurel Circle

Lot 1, Block 2, 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 approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Tonya G. Paschalis

30 Stockbridge Landing Drive

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

This item was 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 the disabled vehicle from public view and repairing the hole in the roof) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Suniverse LLC TR

3 Etude Court

Lot 1, Block 1, Section 44 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 the dead vegetation/dead tree trunk) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Andrew E & Daniellia A. Malkin

43 Rhapsody Bend Drive

Lot 41, Block 1, Section 27 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 pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by requiring homeowner to replace the tree with a 100 gallon native tree) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Tobin T. Hickman & Blanca M. Chow

26 Pawprint Place

Lot 30, Block 1, Section 43 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 pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts and debris out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and

Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

21. Request for variance for proposed roof that may not be an approved material.

Gary Gibson

83 Lakeside Green

Lot 06 Block 01 Section 33 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 Decra Tile Chestnut roof with the option of the Landmark Premium (composite) Color Max Def Burnt Sienna. The motion passed unanimously.

22. Request for variance for a proposed swimming pool that exceeds maximum water surface allowed and request for variance for patio cover with fireplace that encroaches the rear building setback.

Lisa Hart

31 West Sawyer Ridge Drive

Lot 18, Block 01, Section 35 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 Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the pool as follows:

- Verify all Centerpoint Energy rear easements as they may differ with the covenant easements.
- Improvement not to encroach into any easements.
- Plant and maintain 4 30 gallon native trees.
- Submit a drainage plan by a Landscape professional or Professional Licensed Engineer registered with the Texas Board of Professional Engineers. The drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. The drainage plans should also include any specifications for drainage swales, piping, catch basins and drain outlets.
- Meet code and pass inspections

It was further moves to conditionally approve the patio cover and fireplace as follows:

- Meet code and pass inspections
- Submit landscape plan which should show 30 gallon trees to be planted for screening.

The motion passed unanimously.

23. 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 Arthur Bredehoft to conditionally approve the patio cover, TV wall and summer kitchen as follows:

- Submit revised plans and survey
- Maximum encroachment allowed into the setback is 8 feet (including eaves)
- Fan lights should be shielded or recessed
- The television must face the rear of the dwelling
- Submit a drainage plan by a Landscape professional or Professional Licensed Engineer registered with the Texas Board of Professional Engineers. The drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. The drainage plans should also include any

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specifications for drainage swales, piping, catch basins and drain outlets.

- Plant and maintain evergreen trees/shrubs to screen to right and left of the structure – at least 7 feet tall at the time of planting.
- Meet code and pass inspections.
- Submit final sealed plans, required documents and fees.

The motion passed unanimously.

24. Request for variance for a proposed swimming pool that will extend beyond the 25 foot platted building line for the lot. Additionally, a variance request for a proposed patio cover with summer kitchen that will not respect the 20 foot rear setback.

Joshua P. Oed

66 South Piney Plains Circle

Lot 17 Block 02 Section 7 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 conditionally approve the pool, pending approval from the City of Houston approval or other governing bodies, as follows:

- Meet Standard conditions and pass inspections.
- Plant and maintain 2 30 gallon native trees on lot; palm trees are not included in tree count.
- The improvement is not to encroach into any easements.

It was further moved to conditionally approve the patio cover as follows:

- Meet Standard conditions and pass inspections.
- Plant and maintain 1 30 gallon native tree on the lot; palm trees are not included in tree count.
- The improvement is not to encroach into any easements. It is recommended to plant the trees as to soften and screen the patio cover to the adjacent properties.

The motion passed unanimously.

25. Consideration and action to appeal the Residential Design Review Committee decision of disapproval of tree removals and the conditions for replanting for trees removed without approval.

Luis Mendez

59 North Veranda Ridge Drive

Lot 43 Block 01 Section 69 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 Bala Iyer to require replacement of the trees removed in the rear yard. Palm trees will not be considered in the tree count. Staff will follow up in 90 days. The motion passed unanimously.

26. Request for variance for an existing patio cover that will not respect the rear 20 foot setback.

Neal W. Lacy

19 Pine Island Place

Lot 24 Block 03 Section 36 Village of Alden Bridge

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 conditionally approve the patio cover as submitted. The homeowner must plant and maintain evergreen trees/shrubs at least 7 feet in height to screen to the right side. The patio cover must meet code and pass inspections. The motion passed unanimously.

27. Request for variance for an existing fence that will exceed the maximum height allowed.

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James K. Cronin

31 Pine Island Place

Lot 27 Block 03 Section 36 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 Arthur Bredehoft to conditionally approve an 8 foot 6 inch fence including a rot board at the rear of the property. The maximum height of the fence must not exceed 8 feet 6 inches at the rear and 6 feet 6 inches on the sides. The fence should taper from the back corner down to the side lines from 8 feet 6 inches to 6 feet 6 inches for the length of two panels (approximately 16 feet). The fence must also meet code and pass inspections. The motion passed unanimously.

28. Request for variance for existing roof color that does not comply with the Neighborhood Criteria for Section 8 Indian Springs (TWA).

Josephine C. Lieder Seybold

378 South Rush Haven Circle

Lot 13, Block 02, Section 08 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and a neighbor were present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Bala Iyer to approve the roof color as submitted. The motion passed unanimously.

X. Public Comments

Tom Campbell and Steve Wilson spoke of their concerns about the proposed construction on Coralvine.

XI. Member Comments

There were no member comments.

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 Bala Iyer seconded. The meeting was adjourned at 8:35 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 5/15/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Gene Sadere	Rep. res. in town TW4MC	
KURT HEEMAN	Rep. Tomospee	
Joshua Oed	66 S. Pinney Plains Circle	24
Anne Oed	66 S. Pinney Plains Circle	24
Jim Cronin	31 Pine Isle Place	29
Tom & Anne Sadere	6 CORALVINE ROAD	1
S. Tyson Scott	VERDANT / LANDSCAPE ARCHITECTURE	B
Tina Trimble	Faith Bible Church	H
Melinda Wilson	17 Coralvine	1
Steve Wilson	17 Coralvine	1

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 5/15/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Rachel Herman	Property centers property manager	C
Robert A. I. BAR	Contractor Tom Cox Homes	
Travis Seybold	378 S Rushmore Cir	
MARICARMEN MENDOZA	59 N. Veranda Ridge Dr.	25
MARICARMEN MENDOZA	2401 Willowbrook Dr	B
Charles THOMASSON	OWNER	I
Lance Webb	Neighbor	A
Choc Cunningham	Neighbor	A
Cole Albert	OWNER	I
Russ THOMASSON	66 S Pinery Plains Cir	24

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 5/15/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
David R. Lamb	Neighbor	1
Dolores Lopez-Cardenas	Neighbor	28
Emmanuel M. Lopez	Neighbor	28
Juan Arjona	Rep.	Q
NEAL LACY	OWNER	26
Baltazar Vilchis	Contractor	23
Lisa Hart	Owner	22
Aquilas Fuentes	Builder	26
Melanie Aragonuen	OWNER	23