

**Development Standards Committee**

**December 18, 2019 at 5:00 p.m.**

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

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

Members Absent: Robert Heineman

Staff Present: Neslihan Tesno, Kimberly McKenna, Hennie van Rensburg, Sharlene Novak, Danielle Allen and R. J. Duarte

Legal Counsel: None

- I. Welcome/Call Meeting to Order.  
Chair Walter Lisiewski called the meeting to order at 5:02 p.m.
- II. Consideration and action regarding the minutes of the regular DSC meeting of November 20, 2019.  
The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the minutes as presented. John A. Brown abstained. The motion carried.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.  
No action was taken on this item.
- IV. Reconvene in Public Session.  
No action was taken on this item.
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.  
Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items D, E, F, G & H. Item I was withdrawn prior to the meeting. It was moved by John Anderson and Bob Adams to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 1-11, 13-35 and VIII. Item 12 was heard by the full committee and Item 36 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the items on the Residential Summary List as presented. The motion carried unanimously.
- VI. Consideration and Action of the Commercial Applications and Covenant Violations.
  - A. Consideration and action regarding possible resolutions for an existing maintenance violation for mildew.  
21 Waterway Holdings LLC  
21 Waterway Avenue  
Lot 2629 Block 0599 Section 0999 Village of Town Center  
This item was heard by the full Committee. The Committee reviewed the presentation from the staff. A representative was present to address the Committee. The Committee deliberated on the history of the issue, the properties current violation standing and possible solutions to the mildew issue. It was then moved by John

Anderson and seconded by Bob Adams to review the remaining areas of concern and defer enforcement on the following conditions:

- Owner is allowed 90 days to consult with professionals on additional solutions to remedy the existing stains and is to provide an update to the Development Standards Committee at the April 1, 2020 meeting.
- Future applications for property improvements will be allowed to move forward at this time.

The motion carried unanimously.

B. Consideration and discussion regarding outstanding violations at the Indian Springs Shopping Center.  
Indian Springs at Woodlands LTD / Indian Springs Shopping Center

6777 Woodlands Parkway

Lots 0500, Block 0592 Section 0060 Village of Indian Springs

10807 Kuykendahl Road

Lots 0511 Block 0592 Section 0060 Village of Indian Springs

10777 Kuykendahl Road

Lots 0512 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the standards relating to the issue, existing applications being withheld due to tenant violations and possible timeframe solutions. It was then moved by John Anderson and seconded by Bob Adams to allow new tenant applications to be heard while disallowing existing tenant applications with open violations. In addition, property management violations pertaining to tenant applications will be heard on a case by case basis. A six-month visitation will be conducted to determine the validity and viability of the proposed action. The Committee suggested and encouraged increased correspondence between all involved parties. The motion carried unanimously.

C. Consideration and action regarding the Commercial Development Standards Committee's rules and regulations for reviewing application on parcels currently on notice for violations of the covenants and standards.

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the standards relating to the issue, existing applications being withheld due to tenant violations and possible timeframe solutions. It was then moved by John Anderson and seconded by Bob Adams to allow new tenant applications to be heard while disallowing existing tenant applications with open violations. In addition, property management violations pertaining to tenant applications will be heard on a case by case basis. A six-month visitation will be conducted to determine the validity and viability of the proposed action. The Committee suggested and encouraged increased correspondence between all involved parties. The motion carried unanimously.

D. Consideration and action for a proposed building sign.

Indian Springs at Woodlands Ltd. / Jersey Mike's Subs

6777 Woodlands Parkway, Suite #318

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

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

- The façade must be refurbished to like new condition prior to new sign installation.
- The building sign must be centered within the sign message area.

No other exterior signage, including, but not limited to door/window vinyl graphics, is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation. The motion passed unanimously.

E. Consideration and action for the replacement of one rooftop HVAC unit.

CSHV Woodlands LP / Natural Pawz  
1580 Lake Woodlands Drive

Lot 7100 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by John Anderson and seconded by Bob Adams to approve the rooftop HVAC unit on the following conditions:

- The one replacement HVAC unit is to be installed as submitted, replacing the existing unit one for one in the existing location.
- The replacement unit is to use the existing or similar curb mounts in the same location as the existing unit. Roof modifications for the installation of replacement HVAC units are not approved at this time.
- The overall average sound rating per new unit with accessories as specified has a reduction in dB rating. At no time shall sound levels of the new units exceed that of the old units.
- Natural Pawz must maintain a clean and professional site at all times during the replacement of HVAC RTU's.
- Installation crews must comply with the construction hours as set forth within The Woodlands Commercial Planning and Design Standards.
- No other exterior improvement is approved other than specifically submitted and approved within this written approval or prior.

The HVAC replacement must comply with Commercial Planning and Design Standards. The motion passed unanimously.

F. Consideration and action for existing doors, windows and awnings for a new tenant space.

RFL Retail Limited Partnership / Piney Rose Flowers & Decor  
2417 Research Forest Drive, Suite B  
Lot 6327 Block 0547 Section 0999 Village of Research Forest

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by John Anderson and seconded by Bob Adams to approve the doors, windows and awnings on the following conditions:

- New door finishes and trim must match existing entry door and service door finishes from the remainder of the facility.
- The existing black and white stripe awnings may remain in place.
- Piney Rose Flowers & Decor must maintain a clean and professional site at all times during the storefront modification.
- Construction crews must comply with the construction hours as set forth within The Woodlands Commercial Planning and Design Standards.
- No other exterior improvement is approved other than specifically submitted and approved within this written prior approval.

The doors, windows and awnings must comply with Commercial Planning and Design Standards.

G. Variance request for a proposed monument sign that does not meet the Development Standards Committee's conditions of approval for panel and frame color.

CS1031 Diversified Dialysis Portfolio DST / Fresenius Kidney Care  
9449 Grogan's Mill Road

Lot 0230 Block 0599 Section 0999 Village of Research Forest

This item was reviewed under the commercial summary list as presented by staff. A representative of the business attended the meeting. It was moved by John Anderson and seconded by Bob Adams to approve the proposed monument sign on the condition the sign must comply with Commercial Planning and Design Standards, including, but not limited to the installation of a formal landscaped bed with concealed irrigation and placement of the address numbers in the upper corner closest to the street on each side of the sign. The motion passed unanimously.

- H. Variance request for a proposed building sign to include a dentist name that is not part of the registered name of the business.

Panther Creek Professional Plaza / Dental Designs by Alisa Reed

4850 W. Panther Creek Drive, Suite 104

Lot 0320, Block 0045, Section 0040 Village of Panther Creek

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by John Anderson and seconded by Bob Adams to approve the proposed building sign as presented. The sign must comply with Commercial Planning and Design Standards. The motion passed unanimously.

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

KM Marcel Crossing II LLC / Today Nails & Spa

8000 McBeth Way, Suite 120

Lot 0850, Block 0100, Section 0499 Village of Sterling Ridge

This item was withdrawn prior to the meeting.

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

1. Variance request for a proposed attic conversion for an ongoing new home construction that would cause the lot to further exceed the maximum amount of living area allowed.

Home Expo Showcase LLC

11033 Ellwood Street

Lot 07, Block 07, Section 07 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. The homeowner attended the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the proposed attic conversions as presented on the condition the improvements meets code and pass final inspection. Additionally, the attic conversion must comply with all conditions set forth in the new home construction, including but not limited to Hours of Operation, Maintenance, Construction Timeline, and drainage and landscaping plans. The motion passed unanimously.

2. Variance request for a proposed wood deck with tree removal. The deck would encroach into the ten foot Water Line easement and be located beyond the ten foot Building Line.

Alan Turner

128 E Pathfinders Cir

Lot 67, Block 07, Section 01 Village of Cochran's Crossing

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve proposed deck and tree removal as presented on the following conditions:

- The owner must plant and maintain trees in accordance with the Residential Development Standards for

reforestation.

- The committee suggests the owner save trees #2 and #3 and design the decking around the trees. In the event the trees are removed, the owner would be required to replant in accordance with the required amounts for trees removed, as defined in the Standards.
- The owner must ensure the placement of the improvement does not halt or materially impede drainage as defined in the Residential development Standard's.
- Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals.

The motion passed unanimously.

3. Variance request for the proposed driveway replacement that encroaches into the 10-foot rear and five foot side easement.

H Wayne White

2811 Crossvine Circle

Lot 23, Block 05, Section 06 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. The homeowner was present at the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the driveway replacement as presented. The owner must ensure the placement of the improvement does not halt or materially impede drainage as defined in the Residential development Standard's. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals. The motion passed unanimously.

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

Wilmer C Frost IV

59 S. Trace Creek Drive

Lot 07, Block 03, Section 03 Village of Indian Springs

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Joshua Robertson

28 W Torch Pine Circle

Lot 07, Block 01, Section 05 Village of Panther Creek

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to

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

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

Todd Leach

23 Eagle Rock Place

Lot 29, Block 01, Section 04 Village of Indian Springs

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Dustin Dolphin

127 N Rockfern Court

Lot 38, Block 02, Section 65 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Cerberus SFR Holdings LP

42 Country Forest Court

Lot 34, Block 02, Section 38 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Ravin Bisla

3 Field Flower Court

Lot 01, Block 02, Section 42 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Shawn P Kennedy

7 Meadowridge Pl

Lot 39, Block 01, Section 33 Village of Cochran's Crossing

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

James Harper

205 W Shadowpoint Cir

Lot 01, Block 04, Section 08, Village of Cochran's Crossing

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

12. Consideration and action to appeal the Residential Design Review Committee conditions of approval that require the removal of existing paving and redesign of proposed pergola wall that does that does not respect the side easement.

Francisco Rojas

2 South Swanwick Place

Lot 12, Block 02, Section 03 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The contractor was present and addressed the Committee. It was moved by Bala Iyer and seconded by Arthur Bredehoft to deny the paving and pergola as presented. The homeowner must remove the portion of paving that is in the easement and redesign the proposed improvement to respect the easement. The height must be in compliance with the Residential Standards. The owner must submit a drainage plan; drainage plans must be comprehensive site plans that define 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 the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. The homeowner must also submit final sealed plans, fees, and required documentation. The improvement must meet code and pass inspections. The motion carried unanimously.

13. Variance request for an existing swimming pool decking and shade sail that do not respect the rear ten foot and five foot side easement.

Joe Antonio Diaz Lopez & Laura Tomas

15 Nagshead Place

Lot 43, Block 01, Section 21 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the encroachment of the pool decking and shade sail. The homeowner must plant additional evergreen trees/shrubs at least 7 feet tall at the time of planting to screen to the rear between the fence and the shade sail. The motion passed unanimously.

14. Variance request for existing pool decking that does not respect the side five foot easement.

Daniel Maffei & Natalia J Casale

98 West Sawyer Ridge Drive

Lot 15, Block 02, Section 35 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the revised pool decking as submitted. All original permit conditions apply for the pool. The pool must meet code pass inspections. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

15. Variance request for an existing home construction and conversion from non-living to living area that has no sealed plans.

Kennia Castano

94 North Braided Branch Drive

Lot 7, Block 01, Section 31 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve existing home construction and conversion. It must meet code and pass inspections. The motion carried unanimously.



16. Consideration and action for existing artificial turf located in the rear yard.

Victor W. & Carrie C. Muzny

35 East Loftwood Circle

Lot 25 Block 4, Section 77 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the artificial turf as submitted on the condition that the artificial turf is not visible to the street or to adjacent properties. The homeowner must plant evergreen screening. Staff will review to determine if additional planting is needed for screening. Additionally, the homeowner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

17. Variance request for existing paving that does not respect the side five foot and rear ten foot easements.

Luis A & Katrina Ruiz

159 West Sterling Pond Circle

Lot 58 Block 02 Section 03 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. 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 carried unanimously.

18. Variance request for existing paving that does not respect the ten foot platted building lines and a walkway that exceeds the maximum allowed width.

Mark A. & Susanne H. Davies

2 Courtland Green Street

Lot 01 Block 03 Section 55 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the paving. The portion of paving over the platted building line must be removed within 60 days. The motion carried unanimously.

19. Consideration and Action for a home business – Residential Window Washing.

Matthew M. & Kate M. Peringer

14 Pinefield Creek Court

Lot 06, Block 01, Section 41 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. 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 Woodlands Residential Development Standards. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than December 2021. All equipment must be stored out of public view. The motion carried unanimously.

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

Raphael Abel & Kristin Martrosian

22 Raindance Court

Lot 15, Block 3, Section 11 Village of Harper's Landing

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting application and obtaining approval for tree removal and by removing trash cans 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 carried unanimously.

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

Eduardo Arratia

103 West Ambassador Bend

Lot 11, Block 1, Section 33 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view, by repairing garage door, by removing algae/mildew from exterior of the home, and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Cody J Baranowski

15 Tillamook Court; 77389-5350

Lot 16, Block 1, Section 5 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing trash cans 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 carried unanimously.

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

Jean Paul & Wendy J Buisine

35 West Knightsbridge Drive

Lot 16, Block 2, Section 2 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view and by removing dead 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 carried unanimously.

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

Brent E DeKay

82 South Plum Crest Circle

Lot 19, Block 1, Section 64 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing and storing trash cans 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 carried unanimously.

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

Progress Residential Borrower 7 LLC

66 South Wynnoak Circle

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

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing debris from public view (green mesh and other miscellaneous items), removing and storing the trash and recycle carts out of public view and by removing mold/algae from exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Patricia Hallmark

239 Fairwind Trail Court

Lot 28, Block 2, Section 11 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by repairing broken or missing pickets on fence and by submitting and obtaining approval for driveway extension) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

HOA Borrower 2016-1 LLC

42 Wimberly Way

Lot 80, Block 1, Section 3 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing trash cans out of public view and by submitting and obtaining approval for fountain in front yard) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Karim & Aisha Nasir

90 North Gary Glen Circle

Lot 13, Block 1, Section 23 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing trash cans 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 carried unanimously.

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

Hector K Palacios

27 Delta Mill Court

Lot 7, Block 1, Section 1 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include

notice that failure to correct these (by removing and storing the trash/recycle carts and debris out of public view, by repairing damaged fence pickets and front door, by removing algae/mildew from exterior of the home and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and removing dead vegetation) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Christopher Pertropulos

50 South Willow Point Circle

Lot 60, Block 1, Section 33 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing trash cans 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 carried unanimously.

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

Kyle Richey & Mai H Phan

14 Trailing Lantana Place

Lot 53, Block 4, Section 89 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing trash cans 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 carried unanimously.

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

Corey T & Ashleigh A Scott

11 Mohawk Path Place

Lot 99, Block 1, Section 6 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing trash cans 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 carried unanimously.

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

Pravas & Dorothy A Sud

47 North Creekmist Place

Lot 31, Block 2, Section 4 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and removing dead vegetation) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Matthew A Twombly

23 Danville Crossing Court

Lot 34, Block 2, Section 2 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing and storing the trash and recycle carts out of public view , by repairing driveway and by removing algae/mildew from exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Aijie Wang

63 West Shale Creek Circle

Lot 38, Block 1, Section 20 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and removing dead vegetation and dead tree(s)) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

36. Consideration and action regarding a short-term rental application.

Michael Wilkinson

6 Thicket Grove Place

Lot 41, Block 1, Section 16 Village of Harper's Landing at College Park

This item was resolved prior to the meeting.

37. Variance request for an existing pergola and screen wall that may have an adverse impact on neighboring properties and neighborhood's existing character due to design, mass, scale, proportion.

Luis H & Vivian Pratts

26 Shellbark Place

Lot 36 Block 01 Section 58 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 Arthur Bredehoft and seconded by Bala Iyer to deny the pergola and screen wall as presented. It must be redesigned to respect the roofline (first floor plate height). The homeowner must submit a landscape plan for screening. The DSC appointed John Anderson to review the proposed revisions prior the improvement being placed back on the DSC agenda. The motion carried unanimously.

38. Variance request for existing paving that does not respect the five foot side easement and exceeds 45% maximum hard surface area coverage allowed for the lot.

Carmen Zito

22 North Plum Crest Circle

Lot 37 Block 01 Section 64 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 John A. Brown and seconded by Arthur Bredehoft to approve the paving on the condition that the owner remove the portion of paving (one foot) that is located in the easement behind the pergola. No additional hard or water surface area is allowed on the property. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

VIII. Consideration and Action regarding temporary signs in support of Timbercreek Elementary PTO to be placed in various residential lots throughout the district.

Timber Creek Elementary

8455 Creekside Green Drive

12.832 Acres Creekside Park out of Andrew Lawson A509 Survey Timber Creek

Lot 500 Block 509 Section 386 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the temporary signs for a period not to exceed 120 days or until the end of the school year 2019-2020. If the PTO wishes to use temporary signs again during the 2020-2021 school year, they must reapply. The motion carried unanimously.

IX. Public Comments

Maria Vargas and Christopher Vargas addressed the committee and retracted their statements made at a previous meeting. Sean Dever accepted their retraction.

X. Member Comment

Arthur Bredehoft reminded the Committee that due to the New Year's Day holiday, the January DSC meetings would take place on January 8 and January 22.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

Chair Walter Lisiewski asked for a motion to adjourn the meeting. Arthur Bredehoft made the motion and John A. Brown seconded. The motion passed unanimously and the meeting was adjourned at 7:15 p.m.



DEVELOPMENT STANDARDS COMMITTEE MEETING OF 12/18/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
GARY GILES	HomeExpo Showcase	1
EVA L. OROZCO	CUMMINS	
LUCAS ESPINAL	Mercedes	
Luis Pottier	owner	37
Mike Budawojewicz	Mgmt.	A
Baltasar Vilchis	Fried, Contractor.	12
DAVID GILES	Home Expto	1
Wendy Allgood	Baker Signs / Pashkus	9

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 12/18/19

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Erik Tompkins	Regency Centers	B,C,D
Corinne Dever		
SEAN DEVER		
HWAYNE WHITE	Annual	3
Ralph i Julie Pauls		
Christopher Vargas	Public comments	
Mercedes Vargas	Public comments	
Dora N. Tello	N/A	
Reynar Hledina	N/A	
Ana Maria Strauss	N/A	