

**Development Standards Committee**

**January 22, 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, Bob Adams, Bala Iyer and Arthur Bredehoft

Members Absent: John A. Brown

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

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.  
Chair Walter Lisiewski called the meeting to order at 5:00 p.m.
- II. Consideration and action regarding the minutes of the regular DSC meeting of December 18, 2019.  
The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the minutes as presented. The motion carried.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.  
The Committee recessed to Executive Session at 5:03 p.m.
- IV. Reconvene in Public Session.  
The Committee reconvened in Public Session at 5:48 p.m.
- V. Public Comments  
There were no Public Comments.
- VI. 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 I, J, K & L. It was moved by Bob Adams and John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 1-11, 14-16, 18-21, 25-35, 37, and 39-42. Items 12, 13, 17 and 22-24 were withdrawn and Items 36 and 38 were resolved prior to the meeting.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. The motion carried unanimously.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.
  - A. Consideration and action regarding the HVAC and Chiller Yard at Innospec.  
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. Both a representative from Innospec and affected neighbors were present to address the committee. The Committee received a follow up from their legal counsel regarding correspondence with the owners and their counsel. All parties discussed adjacent properties, visibility and inquired about potential mediation resolutions and timeframes. It was then moved by Walter Lisiewski and seconded by John Anderson to table the item until Innospec and the affected parties attend a third-party mediation with the Development Standards Committee's staff designee Kim McKenna and a representative from their legal Counsel at The Strong Firm be present at the mediation. The Strong Firm may retain an accountable third party consultant to provide an opinion about the conditions at the property, with the goal to achieve a resolution within 30 days and follow up with the DSC at their meeting on March 4, 2020 DSC meeting with the purpose of discussing resolution and deliberating on legal action. The motion carried unanimously.

- B. Consideration and action for the proposed addition of an equipment yard and a liquid nitrogen yard that includes an existing staging area.

Dirk D. Laukien / KBI Biopharma

2635 Technology Forest Boulevard

Lot 9385 Block 0547 Section 0999 Village of Research Forest

This item was heard by the full committee. A representative from KBI Biopharma was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the potential impact to adjacent properties and applicable standards. It was then moved by Walter Lisiewski and seconded by John Anderson to approve on the following conditions:

- Construction Fencing must be 6' tall galvanized with green, brown, or black mesh screening on the exterior around all construction elements.
- The temporary walkway should be painted green or dark brown.
- Maximum dB levels are estimated to not exceed +/- 61.7 db. The committee reserves the right to have additional sound mitigation added at their discretion.
- The Tank Yard and Trash Enclosure walls are to be finished with CMU or EIFS as presented and painted to match the primary building.
- Ensure Trash Enclosure walls are adequate in height to completely screen any trash receptacle inside.
- Ensure the gap between the underside of all gates and the grade is less than 4".
- Exterior lighting as scheduled is disapproved. Revise and Resubmit lighting to include required shielding and a photometric plan. Lighting is not to exceed 0.1 Fc at the property line. Ensure the light color temperature of proposed lighting matches the existing site parking lot lighting color temperature.
- New lighting on the north side of the building to be shielded.
- All mechanical equipment, including any proposed rooftop equipment, is to be hidden from public view. The committee reserves the right to have additional screening added at their discretion.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- C. Consideration and action for the conceptual proposal to update the building façade, remodeling and roof replacement.

Shoppes on Sawdust

1440 Sawdust Road

Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill

This item was heard by the full committee. A representative was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed updates, the potential impact to adjacent properties and applicable standards. It was then moved by John Anderson

and Bob Adams to deny the plans as presented and required that the owner revise and resubmit in accordance with the following requirements:

- The total height addition proposed according to the drawings is 7'-1" not the 3-5' mentioned in the letter.
- Is there a signage criterion available for this center? If not, perhaps one should be developed or at the minimum inform the owner of what the restrictions for signage are from The Woodlands Commercial Planning and Design Standards. Suggest the owner consider proving a proposed sign criteria for the center.
- Provide a color rendering of the center façade and a material board.
- Drawings for a new monument sign are noted, but not provided at this time.
- Provide an architectural site plan that includes the building and forest preserve setbacks as well as parking lot parking and areas of parking lot repair and extents of fencing. Proposed patio and relocated trash bin locations may be encroaching into a forest preserve.
- Provide plans and elevations for the trash enclosure. The construction may be CMU, but the exterior must be finished with stucco or EIFS to match the building's appearance and color palette. 6' height may not be adequate to completely screen the trash dumpsters. Verify that the height of the enclosure exceeds the height of the dumpsters.
- Provide civil site details for the patio and parking lot repairs.
- Provide a Tree Survey with proposed locations of vegetation to be removed as well as a proposed landscape and irrigation plan. Supplementation of a Forest Preserve may be required. Photos of the trees being proposed for removal and the roots that are posing a threat to the foundation. Root barriers should be considered in lieu of tree removal. Further information is required on their idea of what "pruning" is versus what mid-growth clearing is to ensure no miscommunication.
- Provide architectural details of the proposed wood fence as well as the proposed color on the materials board.
- The roof replacement will require a roof plan and at least a description of what is existing versus what is being proposed. There are many types of TPO roofs in many different types of colors.
- Detail 16 on Sheet A3.0 is not a sidewalk expansion joint detail. It is a parapet cap detail.
- Revise drawing submission to indicate all items proposed in the written summary.
- There is no mention of building or site lighting adjustments. This could require cut-sheets and a photometrics plan as well as verification of existing lighting color temperatures vs. any proposed. Lighting color should match the adjacent Circle-K commercial development as well as the lighting fixture style.

The motion carried unanimously.

D. Consideration and action for the proposed replacement of existing rooftop air conditioning units.

Shoppes on Sawdust

1440 Sawdust Road

Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill

This item was heard by the full committee. A representative was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed updates, the potential impact to adjacent properties and applicable standards. It was then moved by John Anderson and seconded by Bob Adams to deny the plans as presented and require that the owner revise and resubmit in accordance with the following conditions:

- The HVAC unit replacement would need the following information:
  - a. Roof plan indicating which of the RTUs are being replaced.
  - b. Heights of the existing units and the proposed units.
  - c. The timing of the RTU replacement versus the timing of the front façade updates.

d. Provide acoustic information of the proposed units at the property line. DB levels are not to exceed 65 dB at the property line and due to proximity to apartment complex, further acoustic mitigation may be required.

- The sound level for the new HVAC units shall not exceed approximately 65 dB at the nearest property lines (approx. 160' from nearest units) which are adjacent to other residential and commercial properties.
  - The RTUs are to be screened from the view of the adjacent apartment complex.
  - Upon final action, the Committee reserves the right to rehear for impact or as a result of concern.
- The motion carried unanimously.

E. Variance request for the proposed conceptual plans for a deck and privacy fence that will encroach into the forest preserve.

MEPT Boardwalk Town Center LLC  
2203 Riva Row

Lot 9412, Block 0547, Section 0060 Village of Town Center

This item was heard by the full committee. A representative was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on proposed conceptual plans, applicable standards and potential impact. It was then moved by Robert Heineman and seconded by John Anderson to deny the variance request due to the following:

- Proposed work encroaches into the Forest Preserve.
- Current forest preserve areas appear to have been pre-cleared and require supplemental vegetation to comply with standards and must be permanently irrigated.
- Forest Preserve Maintenance Requirements: All appropriate action must be taken to preserve and further enhance the existing natural forest. Areas that are of poor quality, non-existent, or that have been damaged, must be reforested with native varieties as needed to maintain Forest Preserve requirements.

The motion carried unanimously.

F. Consideration and action for the proposed fundraising graphics located around the property.

Diocese of Galveston/ St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive

Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing

This item was heard by the full committee. Representatives for the Church and for the Laurelhurst residents were present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the intended use of proposed improvements, potential impact, applicable standards and timeframe solutions. It was then moved by John Anderson and seconded by Bob Adams to approve the fundraising graphics on the following conditions:

Right Side Stairs:

- Wall sign is not approved.
- Signs on stairs are approved as submitted.
- Signs are approved for a three-month period and may be legible for renewal at that time subject to any concerns of the committee. Please contact the Covenant Administration Department with renewal requests no later than April 15, 2020.
- Must comply with commercial planning and designs standards.

Left side stairs:

- Freestanding banners are approved for use on Sundays Only.
- Signs on stairs and walls are approved as submitted.

- Signs are approved for a three-month period and may be eligible for renewal at that time subject to any concerns of the committee. Please contact Covenant Administration Department with renewal request no later than April 15, 2020.
  - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.

G. Variance request for light pole banners that contain logos that are not registered and located in the rear parking lot.

Diocese of Galveston/ St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing

This item was heard by the full committee. Representatives for the Church and for the Laurelhurst residents were present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the existing light pole banners, potential impact, reasons for proposed signs and location of signs. It was then moved by Bob Adams and seconded by John Anderson to approve the light pole banners on the following conditions:

- Four banners on Kuykendahl side parking lot are approved.
  - The church may elect to install additional banners as indicated on page four of this permit.
  - Six banners in the rear parking are not approved. (see page four of permit)
  - Banners are approved for a three-month period and may be eligible for renewal at that time subject to any concerns of the committee. Please contact Covenant Administration Department with renewal request no later than April 15, 2020.
  - Must comply with commercial planning and design standards.
- The motion carried unanimously.

H. Variance request for existing directional signs that include a logo and greeting, exceed the maximum size allowed with two signs mounted on fences.

Diocese of Galveston / St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing

This item was heard by the full committee. Representatives for the Church and for the Laurelhurst residents were present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the existing directional signs, potential impact and applicable standards. After deliberation, the committee denied the variance as presented and required that the owner revise and resubmit sign specifications in accordance with the following:

- Signs must be modified to remove logo.
- Signs must be modified to include one letter color.
- Greeting must be removed from rear of sign.
- No other signs are approved at this time.

The motion carried unanimously.

I. Consideration and action for a proposed playground area to include wrought iron fencing.

Dirk D. Laukien / Action Behavior Centers  
2620 Technology Forest Boulevard  
Lot 9145 Block 0547 Section 0999 Village of Research Forest

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

- Proposed 1,930 SF playground area (79'x24') is to be enclosed with 4' tall black iron western ornamental fence and gate. The fence is to be installed three (3) feet interior to the border of the playground.
- The fence is approved to be an ornamental iron "look", galvanized steel black powder-coated finish. Panels are 8' x 4' TS2-R4 with two 1-inch rails, 5/8-inch pickets spaced 4 inches, and 2-inch square posts.
- One (1), 4' x 4' swing gate with 2-inch square posts, gravity latch, and self-closing gate spring is approved at this time.
- The 6' tall wax myrtle hedge shall be installed to the exterior of the fence to screen the fence and playground.
- No vegetation along the building nor any trees are to be removed from the project area.
- Only one (1) picnic table and the 10-foot diameter play geodome are approved at this time. The swing set and sports hoop are disapproved.
- The picnic table must be revised to a heavy-duty commercial grade unit and be fixed to the ground.
- No fall protection is proposed at this time. Any addition of playground mulch or playground safety surface must be submitted to the review committee for review and written approval prior to installation.
- Proposed permanent improvements are not to negatively affect site drainage flow.

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

- J. Consideration and action for the conceptual plans for the storefront renovation to include backer panel, the installation of canopy over a proposed pick up parking area and the removal and relocation of existing landscape.

CSHV Woodlands LP / Best Buy

1550 Lake Woodlands Drive

Lot 3600 Block 0599 Section 0999 Village of Town Center

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

- Construction hours are to comply with The Woodlands Commercial Planning and Design Standards of Monday through Friday 6am until 8pm and on weekends 8am until 8pm. A variance is approved for construction to occur at night for interior work only. The Committee reserves the right modify construction hours shall the committee decide it necessary.
- Construction staging area fence shall be six (6) foot tall chain link fence with gates that can be locked after construction hours for safety. Screening mesh must be added to the exterior perimeter of the fence.
- All construction staging and dumpsters must remain out of all fire access lanes and must be fenced. If construction is anticipated to extend past the original 16-week time frame, Best Buy must submit a request to the review committee for a construction time extension.
- The trellis systems on the front east side are not called out but are indicated as being removed in the proposed elevations. Best Buy must provide demolition details.
- Best Buy must verify with property management that the construction staging area is adequate and has a minimum impact on the adjacent tenant parking.
- Commercial vehicles are not permitted to park in the uncovered front parking space for "Curbside Pickup".
- Southern Wax Myrtles shall be used instead of Dwarf Wax Myrtles. Best Buy must indicate on the revised landscape plan.
- Add awning canopies at the front door entries and wrap the awning around the corner of the entry. The "Order Pickup" sign must be mounted to the canopy edge as indicated.

- Reduce the height of the overhead “Curbside Pickup” canopy to align with the building’s horizontal mullion system.
- Provide details and drawings for all renovation work to the exterior and facade updates, including but not limited to mechanical equipment, storefront details, and canopy details. If additional mechanical units are being introduced, Best Buy must provide cut-sheet details of the unit and the projected acoustic data for all mechanical units before and after the renovation.
- Refer to the Requirements for Preliminary/Final Submission for additional requirements.
- Must comply with Commercial Planning and Design Standards.

**Requirements for Preliminary/Final Submission:**

- One (1) electronic PDF set of construction documents.
- Site Improvement Details such as building, parking lot, curbing, walks, fences, screens, planters, and mechanical equipment. Site Plan is to accurately locate all items.
- Building Plans and Elevations (at least one copy of a colored elevation is needed).
- Mechanical Equipment and Screening (show rooftop equipment on elevations to confirm adequate screening with cut-sheets. Provide acoustical data of all roof top equipment at the property line both before and after the renovation.
- Separate Landscape Plan(s) sealed by a registered landscape architect (showing all vegetation and irrigation to be installed).
- Site and Exterior Building illumination, including a full Photometric Plan (with readings to the property lines) and all exterior lighting cut sheets (including fixture finish and light color temperatures).
- Include a summary of previous committee comments and responses as well as what sheets have been revised in order to address previous committee comments.

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

K. Consideration and action for the proposed roof replacement.

WP Hayden Pines LLC / Whispering Pines Ranch Apartments  
8101 Research Forest Drive  
Lot 0600, Block 0499, Section 0047 Village of Alden Bridge

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

- Install finishes according to the manufacturer’s recommended installation instructions, including but not limited to preparation of surfaces, application of materials and long-term maintenance.
- Revised roof color Georgetown Gray is approved.
- Site is to remain clean and clear of debris at all times.

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

L. Consideration and action for the proposed construction of a masonry dumpster enclosure.

US Regency Alden Bridge LLC / BBVA Compass Bank  
8100 Research Forest Drive  
Lot 0500 Block 0257, Section 0047 Village of Alden Bridge

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

- Non-masonry components of the proposed enclosure are to be finished to match the finishes of the adjacent light pole.

- Continue shrub and vegetation appearance around the enclosure matching the pre-demolition conditions.
- Upon completion, the dumpster doors are to be kept closed unless it is being immediately accessed.
- Ensure the proposed height of the enclosure exceeds the height of the dumpsters by a minimum of 6 inches.

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

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

1. Variance request for concept approval regarding a variance for a proposed home/garage addition that exceeds the maximum living area allowed and request for variance for existing wood fence that is not an approvable fence style, additionally a portion of paving does not respect the side five foot easement.

De La Reyna Developments Corporation

134 East Bracebridge Circle

Lot 23, Block 01, Section 21 Village of Indian Springs (TWA)

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 concept with 5,496 ft<sup>2</sup> of living area, not to exceed the amended maximum ILUD as approved by the Development Company and the owner must get 2/3rds approval (notarized signatures) from all owners within Section 21 Indian Springs (TWA) to amend the ILUD. Documentation must be submitted and reviewed by Township staff prior to permit issuance. Submit final sealed plans, fees and documentation for staff review. The home/garage addition must meet code and pass inspection. Staff will review plans upon submittal. The motion passed unanimously.

2. Variance request for an existing arbor that does not respect the rear ten foot easement.

Gregory A. Burkhart

18 Pilot Rock Place

Lot 28, Block 02, Section 08 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 the arbor. The homeowner must maintain the vines on the structure to soften view. 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.

3. Variance request for existing paving that does not respect the side five foot easement.

David Jensen

30 Millport Drive

Lot 21 Block 04 Section 40 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. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement



of this requirement is by the affected property owner(s). The motion passed unanimously.

4. Variance request for an existing outdoor shower constructed with corrugated metal which is not an approved material.

William C. Swan

7 Kimberling Court

Lot 26, Block 01, Section 29 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 the outdoor shower. The homeowner must paint or stain the metal a flat color that matches the frame. The homeowner must also plant and maintain evergreen vegetation to both sides to screen and soften view. The shower must meet code and pass inspections. The motion passed unanimously.

5. Request for variance for existing trash cart screen that is not consistent with the neighborhood's character Comercial Aktal, SA, DE, CV

7 Blairs Way

Lot 02, Block 02, Section 23 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 trash cart screen on the condition that the evergreen planting is maintained to screen the structure. The motion passed unanimously.

6. Variance request for an existing basketball goal that does not respect the side five foot easement.

Charles W. Kable

62 North Curly Willow Circle

Lot 01, Block 01, Section 15 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 basketball goal 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. Variance request for existing paving that does not respect rear ten foot easement and a wood deck that does not respect the side five foot easement.

Misty F. Redding

67 North Winterport Circle

Lot 20 Block 02 Section 05 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 deck as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

8. Variance request for existing patio cover with summer kitchen that does not respect the 20 foot rear setback.

Alejandro Flores

47 Valera Ridge Drive

Lot 33, Block 01, Section 17 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 existing patio cover and summer kitchen in the rear setback. All other original conditions apply: Standard conditions, must meet code and pass all inspections. Additionally, the homeowner must plant and maintain two evergreen native trees/shrubs to the rear of the structure to screen it from view. The motion passed 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.

Saint Christopher Holdings LTD

2610 S Wildwind Circle

Lot 07, Block 10, Section 01 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Melanie Bell

74 Brookflower Rd

Lot 30, 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Robert Allyn Roark

2 Purple Top Court

Lot 84, Block 03, Section 01 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

John P Hudson

3 Smokey Oak Road

Lot 30, Block 08, Section 07 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

David Dunaway

5 N. Havenridge Drive

Lot 80, Block 02, Section 10 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Can Cangir

10 Summer Port

Lot 15, Block 03, Section 42 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Aubrey B Morgan Jr

17 Diamond Oak Court

Lot 25, Block 01, Section 07 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Charles Gregory Conners

22 Dellforest Ct

Lot 26, Block 02, Section 09 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Katherine G Strauss

26 Dellforest Ct

Lot 28, Block 02, Section 09 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Felipe Loza

35 Fallshire Dr

Lot 55, Block 01, Section 12 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and

Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Aubrey B Morgan Jr

17 Diamond Oak Court

Lot 25, Block 01, Section 07 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Lisa Aaron

64 South Wavy Oak Circle

Lot 12, Block 07, Section 07 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Sunil Shah

85 South Wavy Oak Circle

Lot 16, Block 06, Section 07 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 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Xavier Chavez

15 Sandpebble Drive

Lot 04, Block 01, Section 01 Village of Indian Springs  
This item was withdrawn prior to the meeting.

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

Miranda J Nevelsteen

22 N Wavy Oak Circle

Lot 04, Block 08, Section 07 Village of Panther Creek

This item was withdrawn prior to the meeting.

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

Kenneth W Jackson

93 S Wavy Oak Cir

Lot 20, Block 06, Section 07 Village of Panther Creek

This item was withdrawn prior to the meeting.

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

AGMA RE 1 LLC

2 Rabbit Run Place

Lot 70, Block 1, Section 42 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 Bala Iyer 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 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.

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

Sana Ahmed

30 Blairs Way

Lot 7, Block 1, Section 23 Village of Creekside Park West

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

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

Juan C Arouesty

67 West Canyon Wren Circle  
Lot 25, Block 1, Section 13 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 Bala Iyer 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 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.

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

Joseph V Frechou Jr  
78 Lightwood Trace  
Lot 2, Block 3, 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 Bala Iyer 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 maintaining the pool and pool pump and removing the trampoline from the easement to meet the Standards) 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.

Kenechuku K & Ifunanya Okol  
74 Nocturne Woods Place  
Lot 20, Block 1, Section 44 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 Bala Iyer 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 planting and maintaining three thirty gallon trees in rear 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.

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

Roberto Perez-Bobadilla & Gloria M De Perez  
105 Sundown Ridge Place  
Lot 24, Block 1, Section 16 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer 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 providing a passing final inspection for the summer kitchen and air conditioner and by planting vegetation along left wrought iron fence line) 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.

William C Bollman

46 East Whistlers Bend Circle

Lot 29, Block 1, Section 81 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 Bala Iyer 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 continuing to park entirely on concrete or other approved hard-surface material 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.

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

Neville J Darlaston

142 Pinto Point Place

Lot 74, Block 1, Section 12 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 Bala Iyer 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 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.

Luis Granados

6 Pocket Flower Court

Lot 16, Block 1, Section 16 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 Bala Iyer 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 trash cans from public view and by meeting fence gate permit conditions by having the smooth side facing the street 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.

Victor & Lynsey Hernandez

86 North Star Ridge Circle

Lot 27, Block 2, Section 51 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 Bala Iyer 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 continuing to park entirely on concrete or other approved hard-surface material 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.

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

Frank M Hetrick & Kathryn R Eberwein

47 Player Point Drive

Lot 12, Block 1, Section 32 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 Bala Iyer 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 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.

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

Jamie Merhi

22 Lamps Glow Place

Lot 45, Block 2, Section 5 Village of Alden Bridge

This item was resolved prior to the meeting.

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

Cheng Qian

70 West Arbor Camp Circle

Lot 33, Block 3, Section 4 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 Bala Iyer 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 storing the basketball goal to meet The Woodlands Residential Development Standards and removing play equipment from public view when not in use) 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.

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

Scott M & Leigh A Vadala  
22 Crested Point Place  
Lot 29, Block 2, Section 37 Village of Alden Bridge  
This item was resolved prior to the meeting.

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

Brittini Johnson  
86 Aventura Place  
Lot 07, Block 01, Section 28 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 short term rental on the condition that the owner must sign the Short Term Rental Maintenance and User Agreement, pay compliance deposit and submit an insurance certificate. The owner must also comply with all of the Short Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. The owner must reapply by January 2021. The motion carried unanimously.

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

Liah Olson  
18 Dovewing Place  
Lot 21, Block 01, Section 06 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 short term rental on the condition that the owner must sign the Short Term Rental Maintenance and User Agreement, pay compliance deposit and submit an insurance certificate. The owner must also comply with all of the Short Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. The owner must reapply by January 2021. The motion carried unanimously.

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

Marc Schneider  
15 North Rocky Point Circle  
Lot 05, Block 02, Section 30 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 short term rental on the condition that the owner must sign the Short Term Rental Maintenance and User Agreement, pay compliance deposit and submit an insurance certificate. The owner must also comply with all of the Short Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid

for a period not to exceed one year. The owner must reapply by January 2021. The motion carried unanimously.

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

Rabia Shaikh

7 Old River Place

Lot 10, Block 02, Section 43 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 short term rental on the condition that the owner must sign the Short Term Rental Maintenance and User Agreement, pay compliance deposit and submit an insurance certificate. The owner must also comply with all of the Short Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. The owner must reapply by January 2021. The motion carried unanimously.

43. 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 attended the meeting and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the changes to the pergola as submitted. The homeowner must plant and maintain evergreen trees and shrubs at least 7 feet tall at the time of planting to screen the structure to the sides and rear (per landscape plan). Staff will review the structure upon completion to determine if plantings provide sufficient screening. Lights must be shielded from adjacent properties and be directed down. The electrical conduit must be concealed. The improvement must meet code and pass inspections. Any sound/noise issues will require mitigation. The homeowner must submit all final documents, a survey, sealed plans and fees. Staff will review the plans for compliance. The motion carried unanimously.

44. Variance request for proposed patio cover with summer kitchen that does not respect the rear 20 foot setback.

Felix B Soepyan

55 West Frontera Circle

Lot 03, Block 02, Section 61 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner and the homeowner's architect attended the meeting and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the concept with the following conditions: The homeowner must plant and maintain two 30 gallon native trees and the improvement must meet code and pass inspections. The homeowner must submit all final documents, a survey, sealed plans and fees. Staff is to review for compliance. The motion carried unanimously.

45. Variance request for a proposed patio cover with integrated fireplace and summer kitchen that does not respect the side seven foot setback and the rear 25 foot setback. Additionally, the improvements will exceed the maximum allowed hard surface area.

Intergraduanas LLC

23 Moss Bluff Court

Lot 40 Block 01 Section 22 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 Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the patio cover. The homeowner must redesign with patio cover with no more than a 10 foot encroachment in the rear setback and no side setback encroachment and reduce the size and height of the fireplace. The total project including the driveway cannot exceed 5% over the maximum allowed hard surface area and must meet code and pass inspections. The homeowner must submit revised plans, surveys and documents. Staff is to review the plans for compliance. The homeowner must also submit a drainage plan. The drainage plan should show any natural change in grade and define the direction the water flows onto and off the property. The drainage plan should also include any specifications for drainage swales, piping, catch basins and drain outlets. The homeowner must plant and maintain evergreen trees or shrubs at least 7 feet tall at the time of planting to screen the patio cover to the side. Staff is to review plantings upon completion to determine if the screening is sufficient. The motion carried unanimously.

46. Variance request for a proposed driveway widening that exceeds the maximum allowed width and will exceed the maximum allowed hard surface area.

Intergraduanas LLC

23 Moss Bluff Court

Lot 40 Block 01 Section 22 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 Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the driveway. It must be reduced to 4 feet of expansion for an 18 foot driveway to meet Standards or eliminate the driveway widening. No removal of trees is allowed. The total project, including the patio cover, cannot exceed 5% over the maximum allowed hard surface area. The motion carried unanimously.

47. Variance request for a proposed patio cover with fireplace and summer kitchen that does not respect the 25 foot rear building setback.

Jantzen Thorns

23 Thundercloud Place

Lot 24, Block 02, Section 29 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and his contractor attended the meeting and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to deny the patio cover, fireplace and summer kitchen as presented. The homeowner must revise and redesign the patio cover out of the setback or as a pergola, submit a landscape plan to include tree replacements and submit a corrected final survey. The motion carried unanimously.

48. Variance request for two window air conditioning units that are located more than six feet above natural grade and are visible from ground level. Additionally, exceeds the maximum number of units is allowed.

Henry G Bebee III

15 East Shale Creek Circle

Lot 04 Block 01, Section 20 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to disapprove the window air conditioning units. The motion carried unanimously.

49. Consideration and action to appeal the conditions of approval for a tree removal.

Jacob H Kronman

34 South Rambling Ridge

Lot 27, Block 01, Section 08 Village of Harper's Landing at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner attended the meeting and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the appeal. The homeowner must plant and maintain four 15 gallon native trees or meet original condition of one 45 gallon native tree or two 30 gallon native trees. The motion carried unanimously.

IX. Public Comments

There were no public comments.

X. Member Comments

There were no member comments.

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 Anderson seconded. The motion passed unanimously and the meeting was adjourned at 8:40 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 1/22/2020

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
George Gibson	Tenant	A
Tenny Boehman	Tenant	A
Barbara webb	neighbor	A&B
Coleman Starper	contractor	47
Kyle Quinn	Neighbor	A
Denis Carnicheal	Neighbor	F, G, H
Baltazar Hibis	Contractor	43
Domen Palermo	"	VIIA.
Janine M Braun	Rep. St Anthony	F, G, H

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 1/22/2020

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Kenneth W. Jackson	Owner	24
Kim Wood		Observer
Rafaela Raika	Owner	42
Arturo Wijaya	Contractor	B
Bob Edwards	Owner	C-D
Nicholle Winney	Neighbor	A&B
Trudy & Chris Cunningham	<del>Neighbor</del> Neighbor	A&B
Michael Yonack	Contractor	K
Felix Saepyan	Owner	44
Stephan Lenchman	Representative	F, G, H.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 1/22/2020

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR	REPRESENTATIVE	AGENDA ITEM NUMBER
Jim Jenkins			2
Steven Trainor	Owner Representative		E
Amaya Hernandez	Rep.		K
Jose Hernandez	Rep.		K
Kenny Davis	Rep.		K
Sherrin Rose	Rep		T
RUBY MERCADO	REP.		44
A. HEATH	OWNER		
Steve Elliott	REP		E
Alicia Hernandez	Rep.		F