

Development Standards Committee

April 3, 2020 at 2:00 p.m.

The Woodlands Township

MINUTES

Members Present: Walt Lisiewski, John Anderson, Bob Adams, Arthur Bredehoft and John Anthony Brown

Members Absent: Robert Heineman

Counsel Present: Bret Strong

Staff Present: Kimberly McKenna, Neslihan Tesno, and Hennie van Rensburg

I. **Welcome/Call Meeting to Order.**

Chairman Walt Lisiewski called the meeting to order at 2:01 pm. Walt declared that in accordance with state law notice of this meeting was posted 72 hours in advance of the meeting. This posting occurred inside the boundaries of the Township at this office building. In addition, this meeting was posted online and is being held via videoconference in accordance with the declaration made by Texas Governor Gregg Abbott, which temporarily suspends certain requirements within the Texas Open Meetings Act to help reduce the potential transmission of the COVID-19 public health pandemic emergency.

Determination of a Quorum requires that at least four of our Committee members be in attendance to establish a quorum for conducting business. Walt called role and it was noted that Walt Lisiewski, John Anderson, Arthur Bredehoft, John Brown and Bob Adams were present. It was noted that a sufficient number of members are present to declare that we have a quorum.

II. **Public Comments *See Guidelines (listed below)**

It was identified that On March 16, 2020, Texas Governor Greg Abbott temporarily suspended certain requirements within the Texas Open Meetings Act (TOMA) to help reduce the potential transmission of COVID19. These provisions relate to the public health pandemic emergency.

The Development Standards Committee will begin using videoconferencing for their April 3, 2020 meeting.

The following guidelines will be used to allow the public to provide public comment in accordance with the Open Meetings Act and have been modified for the purpose of the Committee's meetings held by videoconference.

Participation by members of the public in open meetings of the Committee is welcomed and encouraged. To produce the most efficient and effective process for allowing constituents to address the Committee, The Members accept public comments in accordance with State Law and the following Guidelines for Participating in Public Meetings, which have been adjusted due to the use of videoconferencing during the COVID19 pandemic emergency:

- Each person wishing to address the Committee must call in via phone prior to the conclusion of the "public comments" agenda item. Phone numbers are included on the posted agenda, and additional phone numbers are available in the agenda materials for the "public comments" agenda item online.
- Individuals who wish to make general announcements address a topic that is not included on the agenda, or who wish to address specific agenda items must do so under the "public comments" agenda item at the beginning of the meeting. The Committee may request you follow the agenda on line and call again at the time your item will be heard. Please be advised if you are calling in more than once you may be required to use one of the other numbers provided.
- Individuals will be limited to a total of three (3) minutes regardless of the number of topics, and individuals who provide and utilize a translator will be limited to a total of six (6) minutes.
- Speakers will be taken in the order in which they call in.
- State Law prohibits the Committee from formally acting on a specific item or public comment unless it appears on the posted agenda. Therefore, any Committee discussion of items not included on the posted agenda is limited to questions for clarification and whether or not the item should be placed on a future

agenda.

- Speakers may express their opinions or viewpoints on an issue, but are not permitted to participate in the debate on an issue. Speakers will not use profanity.
 - Comments from speakers can be made to the Committee as a whole or to an individual member(s).
- Consistent with in-person meetings, public comment will only be taken during the “public comments” agenda item.
- When calling in, you will be placed in a queue, and you will be called upon in the order in which your call was received, and only during the “public comments” agenda item.
- If you receive a busy signal when calling in and the “public comments” period has not concluded, please hang up and call back. The Committee will make every effort to ensure that all callers have an opportunity to speak.
- If you are watching the video of the meeting when you are called upon to speak, please mute the volume on your computer before speaking to avoid audio feedback for Members. There is a brief lag between the audio and video feeds.
- After you have been called upon, you may disconnect from the phone call and continue to watch through the live stream broadcast at <http://www.thewoodlandstowntshiptx.gov/778/Meeting-Videos>.

These guidelines and a full list of available call-in numbers can be found in the online agenda posting under the “Public Comment” agenda item for the April 3, online agenda. These call-in numbers are active for the April 3, 2020 Committee meeting scheduled for 2 p.m. only. New phone numbers will be issued for each future meeting in this format during the public health pandemic emergency. As each caller is unmuted, Chair will ask the caller to state their name and address or village for the record, and remind them of the three minute limit.

There were no public comments.

III. Consideration and action regarding the minutes of the meeting February 19th and March 4th, 2020.

The minutes of the meetings of meeting of February 19th and March 4th were presented to the committee. It was moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the minutes as presented. The motion carried unanimously.

IV. Recess to Executive Session to consult with the Development Standards Committee’s attorney pursuant to 551.071, Texas Government Code.

The committee did not convene in executive session.

V. Reconvene in Public Session.

The committee remained in public session.

VI. Consideration and action regarding the delegation of authority in accordance with the Covenants, Restrictions, Easements, Charges and Liens in The Woodlands during the Coronavirus (COVID-19) Pandemic.

The staff presented to the committee matters related to permitting. It was moved by Arthur Bredehoft and seconded by Walt Lisiewski to delegate during the Coronavirus (COVID-19) Pandemic and authorize the Covenant Administration Designated staff to review and act upon Commercial Items Recommended for summary action by the Development Review Committee and Community Standards Committee; and authorize Covenant Administration Designated staff to review and act upon Residential Property Improvements commonly reviewed by the Residential Design Review Committees through till the end of May and the committee will revisit this action item at their May 20, 2020 meeting. The motion carried unanimously.

VII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.

The staff presented to the committee matters related to enforcement matters. Examples included Recreational Vehicles due to isolation at home requirements, Tents and Temporary Signage for Restaurants and curb side pick-up, Directional and Informational Signage related to Medical Care and Testing. Due to the unprecedented

matters related to Coronavirus (COVID-19) pandemic, it was moved by Arthur Bredehoft and seconded by Walt Lisiewski to allow the staff the following general guidelines with regards to enforcement:

Allowance of the following matters:

- Allow Recreational Vehicles extended duration on the owner's property due to isolation of at home requirements.
- Allow Tents and Temporary Signage for Restaurants, provided the signs are in good keeping.
- Allow Directional and Informational Signage related to Medical Care and Testing.
- Any enforcement matters not represented in this list but require action prior to an upcoming meeting, the Committee designated Walt Lisiewski in conjunction with the designated staff to act on behalf of the DSC for all residential matters and designated Bob Adams to act on behalf of the DSC for all Commercial Matters provided Walt is advised of any commercial actions as determined by Bob Adams.

The motion carried unanimously.

VIII. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections IX and X recommended for Summary Action.

These items were reviewed by The Committee. The lists consisted of Commercial Items A- G and J-W and Residential Items 1 – 11.

It was then moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List in Section VI as presented by staff recommendation for the items listed above. The motion carried unanimously.

It was then moved by Arthur Bredehoft and seconded by John Anderson to approve the Residential Summary List in Section VII as presented by staff recommendation. The motion carried unanimously.

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

A. Variance request to amend the condition of approval regarding the required irrigation.

West Houston Chinese Church / New Hope Christian Church

7575 Alden Bridge Drive

Lot 0100 Block 0490 Section 0047 Village of Alden Bridge

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

- Applicant was recently conditionally approved to install seventy (70) 15-gallon Yaupon shrubs in the front Forest Preserve with a permanent concealed irrigation system.
 - Per applicant request, a variance has been granted to install a temporary irrigation system of soaker hoses under the pine straw mulch connected to a water supply hose from water source.
 - The supply hose shall be disconnected and stored on hose reels as required out of public view when not in use.
 - The growth and overall health condition of the new shrubs shall be monitored monthly for the next six (6) months (by the Church and The Woodlands Township). At the end of six (6) months the review committee shall revisit the requirement for permanent irrigation at this location.
 - Any shrub that is under extreme stress or has died must be replaced with a health specimen immediately.
- No other exterior modifications are approved at this time other than approved specifically within this written conditional approval or prior. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation. The motion carried unanimously.

B. Variance request for banners that do not have one neutral background color exceed the maximum size allowed and advertise social media websites.

Regency Centers LP / Luna Grill Mediterranean Kitchen

4747 Research Forest Drive, Suite 420-A

Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

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

- Banners must comply with the Commercial Planning and Design Standards regarding size, background and letter colors and location. Banners may be attached to the surface or hung below the temporary construction Sign, the permanent Sign, the Building Sign band, or in the window of the business.
- Website information is allowed to be displayed.
- Other advertisements, including, but not limited to social media websites must be removed.
- “Opening Soon” banner is allowed to be displayed two weeks prior to the opening of the business. “Open Now” banner is allowed to be displayed for two weeks after initial opening of business.

The motion carried unanimously.

- C. Variance request for a sign package that includes a logo that is not trademarked and a building sign that exceeds the maximum size allowed and does not comply with the shopping center criteria and a blade sign that does not comply with the shopping center criteria.

Regency Centers LP / Luna Grill Mediterranean Kitchen

4747 Research Forest Drive, Suite 420-A

Lot 0100 Block 0687 Section 0047 Village of Cochran’s Crossing

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

- Building sign must be reduced in length to 70% of the storefront to comply with the Commercial Planning and Design Standards.
- Owner must obtain a trademark with the United States Patent and Trademark Office for the name/logo as it appears on the sign including stylized font. If sign is to include the blue letters and accents, color must be identified as a feature of the mark. If the trademark is not obtained within one year of the date of the approval, the sign must be removed.
- Blade sign must include Green bracket and frame as noted in criteria. Variance is approved for Blade sign font to match building sign font.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- D. Consideration and action for proposed paving for a passenger loading area and ramp that requires two trees to be removed and includes proposed landscaping.

Saint Simon & Jude Catholic Church

26777 Glen Loch Drive

Lot 0421 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John Anderson to approve as presented. The installation and plantings must be in accordance with the approved plans and the improvement must remain in compliance with the Commercial Planning and Design Standards.

- E. Variance request for a building sign that exceeds the maximum length allowed.

Talents LLC / Magic Glow Facial Waxing Threading

9955 Woodlands Parkway, Suite C

Lot 0625 Block 0078 Section 0046 Village of Sterling Ridge

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

- Applicant has been granted a variance to exceed center criteria of 60% storefront width but limited to 70% for their proposed building sign.
- Building sign with 15-inch upper letters and 12-inch lower letters is not to exceed 9-Feet - 10-inches in width. Ensure proposed signage provides clearances at the top and bottom of the signage similar to the adjacent tenant SR Cosmetic & Family Dentistry.
- Visible raceways are not permitted per The Woodlands Standards.
- Channel letter returns and trim caps are to be dark bronze per center criteria.

- No exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

F. Consideration and action for proposed exterior furniture on the second floor balcony.

21 Waterway Holdings LLC / Babst Callan Attorneys at Law

21 Waterway Avenue, Suite 250

Lot 2629 Block 0599 Section 0999 Village of Town Center

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

- Furniture selection “first choice” is approved for installation. Furniture “second choice” is disapproved.
- Provisions shall be made for the storage of the umbrella during inclement weather situations.
- No other exterior modifications are approved at this time. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

G. Consideration and action for the proposed upgrade of a cell network node and equipment.

Crown Castle

9425 Pinecroft Drive

Lot 0360 Block 0599 Section 0999 Village of Research Forest

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

- The new radio cabinet to be painted “Woodlands Green” to match the existing cabinet.
- Paint the “concrete” cabinet base dark gray, black or brown to be less visible from public R.O.W.
- Proposed shroud will enclose radio equipment as required. Equipment shroud to be painted “Go away Grey” to match the stealth pole.
- No other exterior signage, lighting or further modifications are approved at this time. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

H. Consideration and action for the proposed temporary event that includes the installation of tents.

1701 Lake Robbins LLC / Blend Bar

1701 Lake Robbins Drive, Suite 1

Lot 2628 Block 0599 Section 0999 Village of Town Center

This item was heard by the full Committee. A representative was not present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated on concerns of a temporary event of social gathering given this current pandemic. It was noted that the event is to occur in October. It was then moved by John Brown and seconded by Walt Lisiewski to table any action on this item until it is closer to the event and request the staff place this on the agenda in August for final action. The motion carried unanimously.

I. Consideration and action for a proposed dumpster enclosure.

Technology Land Investment I LLC

4055 Technology Forest Boulevard

Lot 6563 Block 0547 Section 0999 Village of Research Forest

This item was heard by the full Committee. A representative was not present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated on best location for lot, visibility

and impact to adjacent tracts. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- The second enclosure is to match the design intent of the original enclosure, including materials and height. Provide adequate clearance for access to the dumpster without damaging the enclosure itself.
- Enclosure is to be constructed in proposed location. (staff feels original location has improved screening and is closer to Villa and not visible to the street and would not require additional vegetation.)
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- J. Consideration and action for the partial demolition of an existing building to construct a new tower to the building.
Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive

Lot 0200 Block 0350 Section 1000 Village of Research Forest

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

- Temporary exterior partitions fluid applied weather barrier to be either desert tan or gray in color.
- Construction fencing to be 6' tall galvanized with green, brown, or black mesh screening on the exterior. All elements of the construction are to be within the extents of the construction fencing. Construction trailers, dumpsters, and portable toilets are to be neutral in color. Construction site to be maintained in a clean and orderly manner at all times.
- No signage is approved at this time. Signage installed without written approval will be subject to removal at the owner's sole expense.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- K. Variance request for construction to occur during hours that are not in accordance with the designated construction hours.

Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive

Lot 0200 Block 0350 Section 1000 Village of Research Forest

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

- A variance is approved for the construction hours to occur between 9 p.m. to 6 a.m. Monday through Sunday to mitigate impact on traffic.
- Must comply with Commercial Planning and Design Standards.
- Variance for the construction hours should not exceed 10 months from the commencement of construction. In the event additional time is needed the owner must contact the staff to request an extension of time.
- The committee reserves the right to act on this item at a future meeting and modify the allowable construction hours in the event an impact is identified or a concern is brought to the attention of the Committee or the Staff.

The motion carried unanimously.

- L. Consideration and action for the proposed expansion to the existing parking garage.
Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive

Lot 0200 Block 0350 Section 1000 Village of Research Forest

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

- A variance is approved for the construction hours to occur between 9 p.m. to 6 a.m. to mitigate impact on traffic.
- Construction fencing to be 6' tall galvanized with green, brown, or black mesh screening on the exterior. All elements of the construction are to be within the extents of the construction fencing. Construction trailers,

dumpsters, and portable toilets are to be neutral in color. Construction site to be maintained in a clean and orderly manner at all times.

- Landscape plans to include mid-growth vegetation and trees in compliance with The Woodlands Commercial Planning and Design Standards.
- Vines around garage are to be installed where green screens meet the finished grade per the original documents.
- New lighting and security systems are to match existing. Mounts and shrouds for security equipment are to be finished to match the adjacent substrate to which it is installed. Ensure light color temperatures of lighting match existing.
- Exposed cables or infrastructure is to be finished to match the adjacent substrate to which it is installed.
- The Committee reserves the right to have the Owner replace the recessed lighting fixtures if glare, light intensity, or lighting color is deemed to be inconsistent with the harmony of the surrounding area after the installation of the fixtures.
- No signage is approved at this time. Signage installed without written approval will be subject to removal at the Owner's sole expense.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- M. Variance request for proposed directional signs and building signs with returns that do not match the letter face color and are not black or white.

Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands

9250 Pinecroft Drive

Lot 0200 Block 0350 Section 1000 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John Anderson to approve as presented. Must comply with Commercial Planning and Design Standards.

- N. Variance request for the proposed upgraded parking lot and exterior building lighting that exceeds the maximum amount of foot candles as measured at the property line.

Centro NP Holdings 12 SPE LLC / Windvale Shopping Center

9420 College Park Drive

Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

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

- Site lighting output ranges from approximately 0.1 - 0.4 fc at the property line. Light output exceeds 0.4 fc at the southeast entry/exit drive and is near residential properties. Reduce light output and shield fixtures to reduce measured light output at the property line down to 0.1 fc.
- The committee reserves the right to request reduced light output, require shielding or screening with vegetation.
- The Fuel Center has been removed; no lighting update in this area is proposed or approved.
- The proposed flood lighting fixtures to "wall wash/light" the former "Randall's" tenant space is disapproved. Remove fixtures and install an appropriate cover plate painted to match pole material finish.
- Proposed parking lot lighting utilizes bulbs at 5000K color temperature. Revise color temperature to 4000K to match the color temperature of all other exterior lights.
- All exterior lighting shall be within 500K color temperature of each fixture type.
- Flat panel lighting, recessed into soffit at Herrera's ADA access ramp.
- The proposed wall pack lighting shall be 4000K color temperature (not specified). Select the wall pack light fixture with shielding.
- No other exterior lighting, signage, or improvement is approved other than specifically submitted and approved within this written approval. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- O. Variance request for the proposed storefront modifications and the addition of a service entrance which requires tree removals.

TRU 2005 RE I LLC

1420 Lake Woodlands Drive

Lot 1000 Block 0599 Section 0999 Village of Town Center

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

- The façade remodel is conditionally approved as a concept; construction pending the applicant submits a full set of building construction drawings for review and approval prior to construction.
- The new façade design is to utilize the new Pinecroft Center color and material schemes as approved by the CSC Committee. Awning and canopy conceptual details are approved.
- Construction traffic to be limited to Pinecroft Drive. No construction vehicles are to drive in front of the Pinecroft Center east of the construction area.
- Applicant is to provide a Construction Activity Plan indicating construction laydown area, trailer, toilets, dumpster and fencing details to enclose this area. Show access points from Pinecroft Drive.
- No fire lanes are to be blocked at any time during construction.
- Construction is to take place during the hours of 6 a.m. to 8 p.m. weekdays and 8 a.m. to 8 p.m. weekends and holidays.
- Revise and Resubmit the plan to include the removal of one parking space and the small grove of trees to be removed, and one additional space shall be modified to a landscape island with an approved tree and shrubs to screen the loading area from the front of Pinecroft Center. *(revised and resubmitted on 3/31)*
- Include curb painting signage submission at the loading area space to reserve this space for loading and unloading. Painting to be 7'-0" wide max and 6-inches tall with background color Pantone 424 C Gray with 4-inch tall white lettering (Helvetica).
- No other exterior signage, lighting or further building modifications are approved at this time. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- P. Consideration and action for the installation of the existing entry door.

Black Forest Woodlands Holdings, LLC / The Kitchen

4526 Research Forest Drive

Lot 6000 Block 0051 Section 0099 Village of Research Forest

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

- HVAC unit on the interior above the entry doors is not to be visible from the exterior of the tenant suite, coordinate with staff for possible solutions to screen equipment.
- No other exterior signage or modification is approved other than specifically submitted and approved within this written approval.

The motion carried unanimously.

- Q. Consideration and action for the replacement of six rooftop mounted HVAC units.

Kramer Unitrust #2 / Walgreens

4585 Research Forest Drive

Lot 2300 Block 0051 Section 0999 Village of Research Forest

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

- The six (6) replacement HVAC units are to be installed as submitted, replacing six (6) existing units one-for-one in the existing locations.

- Replacement units are to use the existing or similar curb mounts in the same locations as existing units. Roof modifications for the installation of replacement HVAC units are not approved at this time.
- The new units are to be installed using existing electrical and condensate drains.
- Walgreen's construction crews must comply with the construction hours as set forth within The Woodlands Commercial Planning and Design Standards.
- Walgreen's must maintain a clean and professional site at all times during the replacement of HVAC RTU's.
- Active sound-dampening enclosures are to be utilized. Units have a sound output range between 77 dB and 84 dB. The sound output at the property line shall not exceed 65 dB per committee recommendation.
- The new units shall not be visible from a pedestrian ground level view around the perimeter of the building.
- Committee shall reserve the right to request screen walls to be added if sound level output or visibility becomes a concern from adjacent properties.
- No other exterior improvement is approved other than specifically submitted and approved within this written approval or prior approvals.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

R. Consideration and action to modify the conditions of approval for the sidewalk renovations.

Green Set LLC Series K / Panther Creek Professional Plaza

4810 W. Panther Creek Drive

Lot 0330 Block 0045 Section 0040 Village of Panther Creek

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

- Removal and reconstruction of concrete drives, parking spaces and walkway shall be limited to the areas as indicated on plan and shall comply with ADA guidelines.
- Should any landscaping be removed in construction, it shall be returned to previous conditions prior to construction.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

S. Consideration and action for a time extension for the existing fundraising graphics located at the rear of the building and on the ramp railing adjacent to Kuykendahl Road.

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

- Signs are approved for display through December 31, 2020.
- The owner must contact the Covenant Administration department to request an extension of time, if the signs are to requested to remain in the proposed locations after December, 2020.
- Signs must be kept in good order and repair.

The motion carried unanimously.

T. Consideration and action for a proposed time extension for two gaga pits.

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

- Play equipment must be kept in good order and repair.

- Location is temporary and approved for one year; the owner must contact the Covenant Administration department to request an extension of time, if the pits are to remain in the proposed location after April, 2021.
 - No lighting is approved with this application.
 - All play equipment used within the gaga pit, must be stored out of public view when not in use.
- The motion carried unanimously.

U. Consideration and action for the proposed preliminary plans for the addition of the new south tower to the existing building.

Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive

Lot 0200 Block 0350 Section 1000 Village of Research Forest

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

- MHTWMC is conditionally approved to move forward with Final Development of project documentation for addition of a new 8-story 335,000 square foot hospital tower referred to as the "South Tower".
- Provide a Construction Project Phasing plan to include phase start dates and completion dates, including information for the South Tower, surface parking lot, drives, parking garage, and pedestrian bridge.
- Provide a Construction Activity Plan including construction support details such as location of crane area, staff parking, material storage and lay-down areas, dumpsters, portable toilets, trailer, vehicle clean off, etc. The construction area is to be protected with a 6' tall chain link fence with green, black or brown mesh screening installed to the exterior of the fence.
- Construction is to adhere to the work hours as set forth by The Woodlands Commercial Planning and Design Standards.
- Tree Protection schedule indicates removal of approximately 205 trees. Planting schedule indicates installation of approximately 54 trees.
- Recommend additional trees along the south side of the parking lot be salvaged and rescheduled to remain in place where possible (and as indicated).
- Landscape plans do not account for the new South Tower Transformer. Recommend vegetation screening for all exposed transformers.
- All new plantings whether located in formal landscape areas or within Forest Preserves require permanent irrigation. Provide irrigation plans. Systems must be concealed from public view and all above ground enclosures are to be painted "Woodlands Green".
- Synthetic turf proposed between garage 1, Medical Plaza 1 and New South Tower. Provide cut-sheets of turf and installation to ensure drainage. Provide cut-sheets of surrounding benches and tables with chairs.
- Provide a sample materials board noting all exterior materials to be used.
- The alternate location of new bulk O2 tanks must place the tanks within an enclosure. Any enclosure constructed must match the architecture of the building. Provide drawings of all enclosures.
- Routing of utilities from Central Plant to New South Tower will be underground. Any disruption of surface materials and vegetation shall be repaired/replaced.
- All roof drains connect directly to underground storm sewer with surface overflow lines.
- Provide specification sheets for all exterior lighting to be used for the South Tower expansion. Provide fixture selection to include lighting output level, color temperature and housing finish material.
- Light color temperature shall be within 500K of nearby existing light fixtures with a maximum color temperature of 4000K selected.
- Provide a site photometric plan that includes all exterior lighting surrounding the South Tower, surface parking lot, driveways, parking garage, pedestrian bridge and landscape.
- No new signage is approved at this time. Provide a separate signage package to be reviewed by the governing review committee prior to the completion of construction.
- Two (2) existing monument signs to remain in place (and protected) during construction. Prior to receiving the clearing permit, submit proposal for project ID sign review and approval that meets the requirements from The

Woodlands Standards. Recommend the project ID sign contain information/graphic for the South Tower, Parking Garage, and Pedestrian Bridge.

- Please address these requirements and submit all required drawings for Final Review according to the checklist at the bottom of the Final Review Application. All submitted documents are to be in PDF format. The Architect's Code Compliance letter and AutoCAD file of the site plan are also required.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

V. Consideration and action for the proposed installation of three generators.

Wal-Mart Real Estate BUS TRST/ Wal-Mart

10001 Woodlands Parkway

Lot 0100 Block 0078 Section 0000 Village of Sterling Ridge

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

- New electrical tap boxes on the building are to tie into existing electrical for generator backup. Tap boxes and conduit are to be painted to match the building façade materials.
- Any concrete removed and to be replaced shall match in both color and texture of adjoining existing concrete and transition smoothly.
- All construction related to the installation of the back-up generator shall occur during the normal construction hours as set forth by the Woodlands Standards.
- All lay-down areas shall be confined to the general area of the generator installation space. Any fire lanes are to be maintained at all times.
- New metal sleeve, concrete bollards (6-inch diameter, 36" tall) are to be spaced to clear electrical box and generator maintenance doors. No exit doors to the building are to be blocked.
- All bollards around the generators (including existing) and building are to be painted black.
- Bollards around the electrical transformer and new gas meter are to be painted black to blend within landscape.
- Additional vegetation screening around gas meter and transformer with shrubs is required.
- Generator equipment shall be finished in a neutral color.
- The committee reserves the right to require additional sound control or screening enclosure if the need arises.
- Proposed generators utilize sound attenuating enclosures. Each unit has a max sound output of 68 dB at 23 FT. All three units running together may produce a sound output of up to approximately 74 dB at 23 FT.
- Sound output at the property line (95 FT away) shall not exceed 65 dB, the recommended maximum sound level as determined by the Review Committee.
- Generator testing shall be limited to one hour, Monday through Friday between the hours of 1pm and 4pm.
- No exterior signage, lighting or further modifications are approved at this time other than approved specifically within this written conditional approval. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

W. Consideration and action of applications from Verizon to replace the street light poles with new light poles that will contain a small cell network located on Crownridge Drive, Research Forest Drive, Bay Branch Drive and Alden Bridge Drive.

Verizon Wireless

This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John Anderson to approve the time extension on the following conditions: New electrical tap boxes on the building are to tie into existing electrical for generator backup. Tap boxes and conduit are to be painted to match the building façade materials.

- Any concrete removed and to be replaced shall match in both color and texture of adjoining existing concrete and transition smoothly.

- All construction related to the installation of the back-up generator shall occur during the normal construction hours as set forth by the Woodlands Standards.
- All lay-down areas shall be confined to the general area of the generator installation space. Any fire lanes are to be maintained at all times.
- New metal sleeve, concrete bollards (6-inch diameter, 36" tall) are to be spaced to clear electrical box and generator maintenance doors. No exit doors to the building are to be blocked.
- All bollards around the generators (including existing) and building are to be painted black.
- Bollards around the electrical transformer and new gas meter are to be painted black to blend within landscape.
- Additional vegetation screening around gas meter and transformer with shrubs is required.
- Generator equipment shall be finished in a neutral color.
- The committee reserves the right to require additional sound control or screening enclosure if the need arises.
- Proposed generators utilize sound attenuating enclosures. Each unit has a max sound output of 68 dB at 23 FT. All three units running together may produce a sound output of up to approximately 74 dB at 23 FT.
- Sound output at the property line (95 FT away) shall not exceed 65 dB, the recommended maximum sound level as determined by the Review Committee.
- Generator testing shall be limited to one hour, Monday through Friday between the hours of 1pm and 4pm.
- No exterior signage, lighting or further modifications are approved at this time other than approved specifically within this written conditional approval. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

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

1. Variance request for a proposed play structure that does not respect the rear easement.

David Swiderski

102 South Curly Willow Circle

Lot 10, Block 01, Section 15 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 John Anderson to disapprove the proposed play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

2. Variance request for a proposed beehive that does not respect the rear easement.

George W Newman Jr.

42 North Wyckham Circle

Lot 16 Block 01, Section 63 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 Anderson to disapprove the proposed beehive and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the beehive from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the beehive is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

3. Variance request for a proposed fence that exceeds the maximum height allowed by the Development Criteria for Section 75 Sterling Ridge.
Michael F Brown
34 Powers Bend Way
Lot 12 Block 02, Section 75 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 Anderson to conditionally approve the proposed fence. It must meet code and pass inspections. The motion passed unanimously.
4. Variance request for an existing retaining wall that does not respect the rear and right side easement.
Michelle Weiner
90 West Sawyer Ridge Drive
Lot 13 Block 02, Section 35 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 Anderson to approve the retaining wall 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.
5. Variance request for existing wood deck that does not respect the rear easement.
Beverly L Capano
129 Summerhaze Court
Lot 33 Block 01 Section 92 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 Anderson to disapprove the deck and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the deck from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the deck is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.
6. Variance request for an existing fence that exceeds the maximum height allowed.
Aida Picone
10 Camber Pine Place
Lot 14 Block 01 Section 61 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 Anderson to approve the fence as submitted. The motion passed unanimously.
7. Variance request for an existing play structure that does not respect the rear and side easement and does not a solid color awning.
William Febres
7 Whispering Thicket Place
Lot 42, Block 01, Section 09 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 John Anderson to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property by January 1, 2021. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

8. Variance request for existing pavers that does not respect the side easement and the total hard surface area exceeds the maximum allowed.

Russ Mascari

63 North Wooded Brook Circle

Lot 01 Block 02 Section 12 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 Anderson to approve the pavers as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. 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.

9. Request for approval for a home business for gift baskets.

Emma George

22 Winter Thicket Place

Lot 31, Block 01, Section 28 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 John Anderson to approve the home business as presented on the condition the home business remains in compliance with the Standards. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than March 2022. The motion passed unanimously.

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

Liah Olson

101 North Villa Oaks Drive

Lot 25, Block 01, Section 52 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 Anderson 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, submit insurance certificate. 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. Owner must reapply by March 2021. The motion passed unanimously.

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

Rodolfo Lopez Rello LLC

39 East Wading Pond Circle

Lot 10, Block 1, Section 8 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 John A. Brown 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, submit insurance certificate. 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. Owner must reapply by March 2021. The motion passed unanimously.

XI. Member Comments

Arthur Bredehoft thanked the staff for all their hard work and noted that he has great confidence in the staff's actions. Walt Lisiewski took a moment to recognize Mike Bass for all of his hard work and dedication to the Community. Walt addressed the Bass family to let them know they were in his thoughts and prayers over the loss of Mike Bass.

XII. Staff Reports

There were no staff reports.

XIII. Adjourn

There being no further business it was moved by Arthur Bredehoft and seconded by Walt Lisiewski to adjourn the meeting at 2:49 p.m. the motion carried unanimously.