

## **Development Standards Committee**

**April 15, 2020 at 5:00 p.m.**

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

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

Members Absent: None

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

Legal Counsel: Bret Strong

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

Chair Walter Lisiewski called the meeting to order at 5:03 p.m.

### **II. Public Comments**

Staff read the guidelines for public comment.  
There were no public comments.

### **III. Consideration and action regarding the minutes of the meeting April 3, 2020.**

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the minutes as presented. John A. Brown abstained. The motion carried.

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

No action was taken on this item.

### **V. Reconvene in Public Session.**

No action was taken on this item.

### **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 Item E. It was moved by John Anderson and seconded by Robert Heineman to approve the Commercial Summary List as presented. The motion carried unanimously. There were no Residential Summary items.

### **VII. Consideration and Action of the Commercial Applications and Covenant Violations.**

#### **A. Receive, consider and review the status report by Innospec.**

Dirk Laukien / Innospec Oilfield Services  
2600 Technology Forest Boulevard  
Lot 9147 Block 0547 Section 0999 Village of Research Forest

Bret Strong, Legal Counsel for the Development Standards Committee, provided the Committee with an updated report on this issue. Walter Lisiewski requested the item be placed on the meeting of May 20, 2020 for additional follow up. It was then moved by Walt Lisiewski and seconded by Robert Heinemann to accept the report as presented. The motion carried unanimously.

#### **B. Request for a rehearing regarding the previously acted upon lighting.**

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 heard by the full committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the improvement and any applicable standards. It was then moved by Robert Heineman and seconded by John Anderson to affirm the committee's original action and encouraged the Church to submit a new lighting proposal at the median island focused directly at the mailbox. The motion carried unanimously.

- C. Variance request for a proposed monument sign that includes a removal panel containing a phone number, websites, preschool and music school names and entire street address.

The Woodlands Christian Church

1202 N. Millbend Drive

Lot 0230 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the improvement, impact to adjacent properties and applicable standards. It was then moved by Robert Heinemann and seconded by John Anderson to conditionally approve the variance request for proposed monument sign. The committee required that the church revise and resubmit the specifications in accordance with the following conditions:

- Remove entire street address in accordance with the standards. Center address numbers at the top of the panel.
- Remove websites and phone number.
- Shift all text down to be centered on sign.
- Background is to be dark with white or light-colored lettering.
- Allow God's Kids Preschool name on sign.
- Allow Resound and Rejoice Music School on sign.
- Staff to review the revised plans to verify compliance with the Committee's action.
- Must comply with Commercial Planning and Design Standards, including, but not limited to, the installation and maintenance of a landscape bed with concealed irrigation.

The motion carried unanimously.

- D. Variance request for a proposed second building sign that does not match the monument sign and includes the names of additional services offered within the building.

The Woodlands Christian Church

1202 N. Millbend Drive

Lot 0230 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the improvement, impact to adjacent properties and applicable standards. It was then moved by Robert Heinemann and seconded by John Anderson to conditionally approve the variance request and required that the church revise and resubmit specifications in accordance with the following:

- Sign is to include the words "pre-school" and "music school" to describe "God's Kid" and "Resound and Rejoice."
- Remove existing sign adjacent to the door. Area where sign is removed must be repaired as needed to remove any ghosting of the previous sign.

The motion carried unanimously.

- E. Consideration and action for a proposed directional sign.

The Woodlands Christian Church

1202 N. Millbend Drive

Lot 0230 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed under the Commercial Summary List as presented by staff. It was moved by Walter Lisiewski and seconded by Robert Heineman to approve the proposed direction sign as presented. The motion carried unanimously.

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

1. Variance request for proposed color change to the exterior of the dwelling.

Mario Cruz

77 Botanical Vista Drive

Lot 04, Block 02, Section 32 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Walter Lisiewski and seconded by Robert Heinemann to approve the proposed color change as submitted. The motion carried unanimously.

2. Consideration and action to appeal violation notice in regard to a home business and having more than two pets outside at one time.

Pat Dody

2 Archer Oaks Place

Lot 25, Block 03, Section 29 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to table this item and hear it at the May 20, 2020 meeting to allow the homeowner to address the Committee. The motion carried unanimously.

3. Variance request for a proposed wood fence that does not comply with the Development Criteria that requires wrought iron.

Brent Cooper

31 Brakendale Place

Lot 08, Block 01, Section 18 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Robert Heineman to approve the proposed fence on the condition that the wood fence is at least 5 feet from the corner of the house, unless the location of the gas meter causes a conflict. The fence may not exceed the height of the adjacent wood fence and must match the adjacent wood fence. Staff is to review the fence upon completion to determine if evergreen vegetation is needed to soften the view from the street. The motion carried unanimously.

4. Consideration and action to appeal the Residential Design Review Committee decision of approval regarding tree removal conditions.

Stephanie Morris

35 Tethered Vine Place

Lot 09 Block 01 Section 14 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the removal of Tree #2. The homeowner must replace with one 30-gallon native tree. The motion carried unanimously.

#### **IX. Member Comments**

Bob Adams thanked the staff for their work during the shutdown and other members voiced their agreement. John A. Brown said the candidates for the open position on the Development Standards Committee will be discussed by the Board at the April 16 meeting.

#### **X. Staff Reports**

Hennie van Rensburg said he has reached out to candidates for the open position on the Development Standards Committee.

**XI. Adjourn**

Chair Walter Lisiewski asked for a motion to adjourn. The motion was made by Arthur Bredehoft and seconded by John Anderson. The motion passed unanimously and the meeting adjourned at 6:17 p.m.