

Development Standards Committee
May 20, 2020 at 5:00 p.m.
The Woodlands Township

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

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 5:02 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 15, 2020.
The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the minutes as presented. 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 regarding the delegation of authority in accordance with the Covenants, Restrictions, Easements, Charges and Liens in The Woodlands during the Coronavirus (COVID-19) Pandemic.
No action taken on this item. Continue
- VII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.
No action was on this item.
- VIII. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections IX and X 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 C & D. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 2-5. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the Residential Summary List as presented.
- IX. 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

This item was heard by the full committee. Affected neighbors were present to address the committee. Legal counsel provided an update to the committee on the status and expected time of completion for the sound mitigating equipment. The Committee acted to accept the report as presented.

- B. Variance request for a sign package for a monument sign and building sign that include the church name and the name of a ministry located within the church displayed in a second language.

Woodlands Community Church

5401 Rush Haven Drive

Lot 0220 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. The committee deliberated regarding the sign package, applicable standards and overall compatibility with the Woodlands. It was then moved by Robert Heinemann and seconded by Bob Adams to approve on the following conditions:

- Variance is approved to include the name of the additional church ministry on the building and monument sign.
- Both sides of monument sign must be completed.
- Sign base not to exceed 18" from grade.
- Existing secondary building sign for Spanish congregation is to be removed.
- Building is to be repaired to remove any ghosting of previous sign.
- Must comply with Commercial Planning and Design Standards including, but not limited to, the installation of a landscaped bed with concealed irrigation around the monument sign.
- No other signs, including but not limited to door vinyl graphics, are approved at this time. Any new sign requires the review and approval of the plan review committee prior to fabrication and installation.

The motion carried unanimously.

- C. Consideration and action for the conceptual plans for the installation of a drainage plan.

Gulf States Utility Company / Entergy

9425 Pinecroft Drive

Lot 0360 Block 0599 Section 0999 Village of Research Forest

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

- Final plans must be submitted, including, but not limited to a construction activity and staging plan. Final plans to be reviewed by the plan review committee or their designee.
- The approval of this committee does not constitute the approval of any other entities such as the county. It is the responsibility of the owner to obtain those approvals.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- D. Consideration and action regarding the proposed dumpster enclosure.

GAVI Timberloch LLC

2001 Timberloch Place

Lot 0280 Block 0547 Section 0999 Village of Town Center

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

- Dumpster enclosure is constructed according to the approved plans. Provide adequate clearance for access to the dumpster without damaging the enclosure itself.
- Ensure the proposed height of the enclosure exceeds the height of the dumpsters by a minimum of 6 inches.

- Upon completion, the dumpster doors are to be kept closed unless it is being immediately accessed.
- Masonry material must be installed in split face CMU and compatible in color
- 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 the conceptually proposed room addition that would exceed the maximum living area and the maximum hard surface area allowed.

Cheryl Tullis

29 Autumnwood Way

Lot 34, Block 02, Section 31 Village of Grogan's Mill

This item was heard by the full committee. The homeowner addressed the committee. The Committee deliberated regarding the conceptually proposed room addition, possible timeframe and applicable standards. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the concept to increase the living area not to exceed the Initial Land Use Designation of 3500 and allow a variance to exceed the hard surface area no more than 5% on the following conditions:

- Complete set of architectural plans will require review and action by the Development Standards Committee or their Designee. Design and Architectural compatibility have not been evaluated at the concept due to limited design submissions.
- Plans should reduce the hard surface area so that the proposed and existing improvements do not exceed a total of 50% hard surface for the lot.
- Submission will require a comprehensive Drainage Plan in accordance with the Residential Development Standards. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans must include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans may be required to be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers.

The motion carried unanimously.

2. Variance request for a proposed pool enclosure that will not respect the side five foot building setback.

Susanne Maher

6 Courtland Green Street

Lot 02 Block 03 Section 55 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner called in to the meeting but did not address the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown To conditionally approve the proposed pool enclosure. It must meet standard conditions and pass all inspections. In addition, 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). Staff is to review upon completion to determine if evergreen screening is needed to the rear. The motion passed unanimously.

3. Variance request for a proposed patio cover that will not respect the rear 15 foot building setback or the side five foot building setback.

Kelly Li

126 Zephyr Bend Place

Lot 31, Block 01, Section 04 Village of Grogan's Forest at College Park

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed patio cover with the following condition: it must meet code and pass inspections. Staff is to review upon completion to determine if evergreen vegetation is needed for screening. The motion passed unanimously.

4. Variance request for an existing fence that exceeds the maximum allowed height of 5 feet

Joey Tucker

6 Avenswood

Lot 42 Block 01, Section 75 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the existing fence as submitted. The motion passed unanimously.

5. Variance request for an existing fence that exceeds the maximum allowed height of 5 feet and is not a shadow box or capped picket.

Shane Ryan

10 Avenswood

Lot 41 Block 01, Section 75 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the existing fence as submitted. The motion passed unanimously.

6. 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. The homeowner called in and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to require the homeowner to apply for a home business. It was further moved and confirmed that a violation exists if more than two dogs are outside the home at any time. The motion carried unanimously.

7. Variance request for an existing color change to the exterior of the dwelling.

Jeff Wallace

10 Bluff Creek Place

Lot 03 Block 02 Section 73 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and two affected neighbors called in and addressed the Committee. It was moved by Walter Lisiewski and Arthur Bredehoft to deny the variance and require the owner to resubmit a solid white color. The motion was amended by Arthur Bredehoft to state that the trim paint may not have a gloss finish. The revised motion was seconded by Walter Lisiewski and carried unanimously.

8. Variance request for proposed tree removal.

Matthew Hollis

47 Regan Mead

Lot 48 Block 02, Section 29 Village of Sterling Ridge

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 John A. Brown and seconded by Arthur Bredehoft to conditionally approve the proposed tree removal. The homeowner must replace the tree with a 65 gallon live oak. The motion carried unanimously.

9. Variance request for proposed tree removal.

James T Calvetti
38 Juniper Grove

Lot 14 Block 01 Section 44 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 Walter Lisiewski to deny the removal of tree #1 and approve the removal of tree #2. The motion carried unanimously.

10. Variance request for a proposed patio cover with summer kitchen and outdoor bathroom that do not respect the 40 foot rear setback

Gabriel Orlando Piza Aviles
38 North Shasta Bend Circle

Lot 22, Block 01, Section 22 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 Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the proposed patio cover, summer kitchen and outdoor bathroom. The homeowner must 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. Staff is to determine if additional evergreen vegetation is required to screen upon completion of project; if so the required planting must be evergreen trees or shrubs at least 7' in height at time of planting. All projects must meet code and pass inspections. The motion carried unanimously.

11. Variance request for a proposed outdoor bathroom and fireplace that do not respect the 20 foot rear setback and exceeds the maximum allowed Hard Surface Area.

John and Carrie Mills
62 West Canyon Wren Circle

Lot 13, Block 02, Section 13 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 Walter Lisiewski and seconded by John A. Brown to conditionally approve the proposed outdoor bathroom and fireplace as follows:

Fireplace –approved on the condition it passes inspection and meets code.

Bathroom –approved on the condition the owner plants and maintains evergreen trees/shrubs at least 7' tall at time of planting to the right property corner and rear of the bathroom. Staff is to review upon completion to determine if sufficient or additional planting is needed. The outdoor bathroom must meet code and pass inspections.

12. Variance request for a proposed swimming pool and decking that do not respect the 25 foot Development Setback

Scott Weatherholt
38 Player Point Drive

Lot 17, Block 01, Section 32 Village of Sterling Ridge

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 proposed pool and decking. The homeowner must plant and maintain one 30 gallon and one 45 gallon native tree. Additionally, the homeowner must plant evergreen screening (trees/shrubs) at least 7' tall at time of planting to rear and right side. Staff is to review upon completion. The pool equipment must be screened with evergreen shrubs if it is visible to street or to adjacent properties. Any fence used for screening requires an application. The pool must meet code and pass inspections. The motion carried unanimously.

XI. Member Comments

Arthur Bredehoft thanked the staff for handling RDRC items while the RDRC's were not meeting and thanked the DSC for agreeing to let the RDRC's start holding meetings again. John A. Brown welcomed Mary Funderburg to the DSC.

XII. Staff Reports

There were no staff reports.

XIII. Adjourn

Chair Walter Lisiewski asked for a motion to adjourn. The motion was made by Arthur Bredehoft and seconded by Walter Lisiewski. The motion passed unanimously and the meeting adjourned at 8:00 p.m.