

NOTICE OF PUBLIC MEETING

TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

Development Standards Committee

June 3, 2020 at 5:00 p.m.

The Woodlands Township

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on Wednesday, June 3, 2020, at 5:00 p.m., via video conference within the boundaries of The Woodlands Township in The Woodlands, Texas, which may be viewed online at <http://www.thewoodlandstowship-tx.gov/778/Meeting-Videos>, for the following purposes:

Members Present: Walt Lisiewski, Robert Heinemann, John A. Brown, John Anderson, Arthur Bredehoft, Bob Adams & Mary Funderburg

Counsel Present: Bret Strong

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

I. Welcome/Call Meeting to Order.

Chairman Walter Lisiewski called the meeting to order at 5:02pm. 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, Robert Heinemann, John Anderson, John A. Brown, Arthur Bredehoft, Bob Adams and Mary Funderburg were present. It was noted that a sufficient number of members are present to declare that we have a quorum.

II. Consideration and action regarding the minutes of the meeting May 6, 2020.

The minutes of the meetings of meeting of May 6th were presented to the committee. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the minutes as presented. The motion carried unanimously.

III. 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.

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

Chairman Walt Lisiewski inquired about any updates to this matter. The staff identified there had been no subsequent changes or observances. Processes have remained as is. No action was taken on this matter.

V. 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.

Chairman Walt Lisiewski inquired about any updates to this matter. The staff identified there had been no subsequent changes or observances. Processes have remained as is. No action was taken on this matter.

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

These items were reviewed by The Committee. The lists consisted of Commercial Items C – K and Residential Items 6, 7, 9, 10, 12 – 23.

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, with the modification of tabling Commercial Items F, G, I so that the committee may have a chance for additional review.

It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the Residential Summary List in Section VII as presented by staff recommendation, with the modification of removing Residential Item # 11 from the summary list to be heard by the full committee. The motion carried unanimously.

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

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 sounds dampening equipment on the HVAC and Chiller yard. The Committee accepted the report and requested that it be placed on the July 1st meeting. The motion carried unanimously.

B. Consideration and action to allow some parking lot and building lighting to be activated during hours that are not in accordance with the designated hours as stated in the Memorandum of Agreement.

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. Church representatives and affected neighbors both were present to address the Committee. The Committee deliberated regarding the responses heard, history of the issue, reasons for its need and overall impact. It was then moved by Walter Lisiewski and seconded by Bob Adams to approve the use of the parking lot lights in the front of the church and some building lights on the following conditions:

- Lighting as shown on approved site plan is allowed prior to 6:00 a.m. and after 10:00 p.m. in conjunction with church mass and program schedules on as-needed basis.
- Must apply cones or similar barricade to the parking entrances nearest St Theresa Center to ensure any overflow for late night or early events do not park in the St. Theresa center.
- The committee reserves the right to require lighting changes should complaints arise, to include but not limited to, reducing light output, or adding shielding.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

C. Variance request for a color change that does not comply with the shopping center criteria.

CSHV Woodlands LP / Bed Bath & Beyond

1560 Lake Woodlands Drive

Lot 7175 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:

- Provide material and color sample board for all colors and materials, including the Trespa Meteon for review and approval.
- The approved extents are the projected entryway feature, and the wall finishes flaking that portion only. The remainder of the facade is to remain as-is.
- Materials are to be applied according to the manufacturer's recommendations.
- Provide a Construction Activity Plan with extents of fencing and duration of the project.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

D. Consideration and action for the patio modifications to include furniture, clay planters and the replacement of the metal awning.

24 Waterway LLC / Baja Cantina

24 Waterway Avenue

Lot 2640 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:

- Remove unapproved window graphics prior to the issuance of a Permit. Applicant is to submit application for graphics to the CSC for review and written approval that comply with The Woodlands Standards.
- Provide product specification sheets, detailed installation drawings, and a materials sample selection board prior to any fabrication or installation of canopy components.
- Entire Baja Cantina canopy is conditionally approved to be replaced with a code-compliant material for use with patio heaters.
- Canopy is to be replaced with a metal louvered awning system with a material finish and design to match the adjacent property "Bar Louie".
- Proposed patio furniture matches the interior furniture and is conditionally approved.
- Patio furniture layout is to maintain ADA accessibility at all times.
- Wood table tops are to be maintained in like-new condition at all times.
- Planters shall have live approved native type plants, and are to be watered and trimmed as necessary to be maintained.
- Patio is to be power washed on a consistent basis to clean any staining from planter water overflow and dirt.
- No other exterior modifications are approved other than specifically submitted and approved within this or prior written 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.

E. Variance request for the proposed exterior lighting that exceeds the maximum foot candle levels allowed at the property line.

Lowe's Home Centers Inc. / Lowe's of The Woodlands

3052 College Park Drive

Lot 9019 Block 0555 Section 0999 Village of College Park

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 proposed flood light fixtures attached to the existing light poles are disapproved and are to be removed, and an appropriate cover plate painted to match the pole material finish is to be installed.
- The proposed flood light fixtures attached to the building are disapproved and are to be replaced with surface-mounted wall-pack lighting with a downward light throw and must be shielded. Wall-pack lighting must aim light downward and limit light trespass beyond the property line.
- All proposed lighting is to be installed at 4000K color temperature.
- A variance is approved for lighting output to exceed the 0.1 fc limit at the property line up to 3.9 as per the photometric plan due to commercial properties and adjacent vehicular drives.
- The Committee reserves the right to limit light output, light color, require shielding or screening with vegetation.
- The proposed LED recessed down-lights scheduled at 5000K color temperature are to be revised to 4000K color temperature to match the color temperature of all other exterior lights.
- Parking lot light poles are to be cleaned and properly refinished to a dark bronze color. Dark bronze light fixtures are to be installed.

- Parking lot concrete bases are to be cleaned and properly refinished to black color.
- Material product storage must be within an approved enclosed space. Relocate all product storage to within the Garden Center or other enclosed locations.
- Security cameras and mounts attached to light poles are to be refinished to a dark bronze to match the poles.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- F. Variance request for the existing exterior lighting that exceeds the maximum foot candle levels allowed at the property line.

Deer Park 1996 Partnership

8701 New Trails Drive

Lot 0230 Block 0547 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 color temperature of LED fixtures is to remain at 5000K color temperature per applicant submittal.
- Light output at the property line exceeds 0.1 fc. The site is surrounded by commercial property and the committee has approved the existing light output levels at this time. The committee reserves the right to require lighting changes as adjacent parcels develop, or complaints and/or objectionable glare arise, to include but not limited to, reducing light output, adding shielding or requiring screening via plant supplementation.
- No other exterior signage or improvements are approved other than specifically submitted and approved within this written 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.

- G. Variance request for the proposed exterior lighting that exceeds the maximum foot candle levels allowed at the property line.

Deer Park 1996 Partnership

3200 Research Forest Drive

Lot 0220 Block 0547 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 color temperature of LED fixtures is to remain at 5000K color temperature per applicant submittal.
- Light output at the property line exceeds 0.1 fc. The site is surrounded by commercial property and the committee has approved the existing light output levels at this time. The committee reserves the right to require lighting changes as adjacent parcels develop, or complaints and/or objectionable glare arise, to include but not limited to, reducing light output, adding shielding or requiring screening via plant supplementation.
- No other exterior signage or improvements are approved other than specifically submitted and approved within this written 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.

- H. Consideration and action for the proposed parking lot lighting upgrade.

Christ Church United Methodist

6363 Research Forest Drive

Lot 0400 Block 0101 Section 0067 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:

- The color temperature of LED fixtures is to be at 4000K per applicant submittal.
- The committee reserves the right to require lighting changes as adjacent parcels develop, or complaints and/or objectionable glare arise, to include but not limited to, reducing light output, adding shielding or requiring screening via plant supplementation.
- No other exterior signage or improvements are approved other than specifically submitted and approved within this written 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.

- I. Variance request for the existing exterior lighting that exceeds the maximum foot candle levels allowed at the property line.

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

- The color temperature of LED fixtures is to remain at 5000K color temperature per applicant submittal.
- Light output at the property line exceeds 0.1 fc. The site is surrounded by commercial property and the committee has approved the existing light output levels at this time. The committee reserves the right to require lighting changes as adjacent parcels develop, or complaints and/or objectionable glare arise, to include but not limited to, reducing light output, adding shielding or requiring screening via plant supplementation.
- No other exterior signage or improvements are approved other than specifically submitted and approved within this written 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.

- J. Variance request for the conceptually proposed monument signs, which exceeds the number of monument signs allowed and includes a modification to the existing monument sign tenant panels.

Northex LLC

9950 Woodlands Parkway

Lot 0300 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 concept plans on the following conditions:

Multi-Tenant Monument Sign

- Multi-tenant signage modifications are approved for Option A.
- The address is to be moved to the top center of the monument signage.
- Tenant panels are to be individual (total of 4) and routed and backed with white acrylic.
- Install a formal landscape bed with a permanently concealed irrigation system.
- Must comply with Commercial Planning and Design Standards.

Emergency Center Monument Sign (Revise and Resubmit)

- The Emergency Center monument is conceptually approved; however, the design is to be Revised and Resubmitted for review.

- The appearance and construction are to share design elements and influence from the proposed monument sign Option A.
- The sign is to be similarly ground-illuminated as the proposed Multi-tenant sign.
- The signage panel is to be routed, and backed text/graphics with acrylic covered vinyl. Panels are to be flush and anchors to be concealed.
- Signage proportions should be a reduced scale of the proposed Option A sign not to exceed 4'-0" in height and 7' in width.
- The directional arrow is to be integrated with the text "24 Hour Emergency Center".
- The address is to be moved to the top center of the monument signage.
- Install a formal landscape bed with a permanently concealed irrigation system.
- The Emergency Center monument sign must be oriented perpendicular to the adjacent roadway and located a minimum of 1' within the property line.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

K. Consideration and action for the proposed carport structure.

8665 New Trails Drive LLC

8665 New Trails Drive

Lot 0235 Block 0547 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:

- Structure is constructed in accordance with the approved plans.
- No lighting is approved at this time.
- No trees or shrubs are to be removed.
- Should any vegetation be required to be trimmed, owner is to notify the Covenant Administration staff at least 48 hours in advance so a staff member can be present during the trimming.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

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

1. Variance request for the proposed conceptual plans that include additions to the home, a garage conversion and remodeling.

Terrance Swonke

6 Raintree Crossing Drive

Lot 002, Block 03, Section 08 Village of Cochran's Crossing

This item was heard by the full Committee. The homeowner and affected neighbor were present to address the Committee. The Committee deliberated on the proposed improvements, applicable standards and deed restrictions, potential impact and overall neighborhood compatibility. It was then moved by Arthur Bredehoff and seconded by John Anthony Brown with Walter Lisiewski abstaining to approve the concept on the condition the owner move forward with amending the Second Amended Land Use Designation to allow all lots to increase the living area to 4650 sq. ft. and remain in compliance with the Hard Surface area requirements. The staff can review final submission upon completion of an amendment to review for compliance with the committee actions. All construction must be in accordance with the Standards including but not limited to Construction hours, fencing, plans and inspections. In addition, the owner must provide a comprehensive drainage plan in accordance with the residential standards for the purposes of mitigating drainage. The owner must also provide a Release of easement. Lastly, the area above the garage must not be converted to livable space. The motion carried.

2. Variance request for the proposed conceptual plans that include a newly constructed garage addition that will not include living area and therefore would not meet the minimum amount of Living Area allowed.

Terrance Swonke

10 Raintree Crossing Drive

Lot 001, Block 03, Section 08 Village of Cochran's Crossing

This item was heard by the full Committee. The homeowner and affected neighbor were present to address the Committee. The Committee deliberated on the proposed improvements, applicable standards and deed restrictions, potential impact and overall neighborhood compatibility. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown with Walter Lisiewski abstaining to approve the concept on the condition the owner is able to obtain approval to amend the land use designation and allow the garage addition concept without livable space on the condition a final application complies with the hard surface restrictions and a final application is submitted for review and verification of compliance with the committee actions. All construction must be in accordance with the Standards including but not limited to Construction hours, fencing, plans and inspections. Additionally, no trees are approved with this addition. The motion carried.

3. Consideration and Action to pursue amending the Initial Land Use Designation to allow an increase to the maximum amount of living area allowed.

Leonard Fruci

75 Huntsmans Horn

Lot 35, Block 01, Section 35 Village of Grogan's Mill

This item was heard by the full Committee. The Committee deliberated on the proposed improvements, applicable standards and deed restrictions, potential impact and overall neighborhood compatibility. It was then moved by Walter Lisiewski and seconded by John Anthony Brown to approve the allowance to pursue amending the land use designation not to exceed 3800 square feet. Owner must obtain approval through the developer and obtain the necessary signatures. Amended Land Use must be executed and recorded in Montgomery county real property records. The motion carried unanimously.

4. Variance request for the proposed room addition that would exceed the maximum living area allowed.

Leonard Fruci

75 Huntsmans Horn

Lot 35, Block 01, Section 35 Village of Grogan's Mill

This item was heard by the full Committee. The Committee deliberated on the proposed improvements, applicable standards and deed restrictions, potential impact and overall neighborhood compatibility. It was then moved by Walter Lisiewski and seconded by John Anthony Brown to approve the room addition as presented and require the owner fully execute an amended memorandum of agreement to increase the living area not to exceed 3800. Permit for the room addition may not issue until the Land Use Designation had been approved, amended and filed in Montgomery county real property records. Room addition must comply with all Standards including comprehensive plans, inspections, meet code and passing final inspection. The motion carried unanimously.

5. Variance request for a proposed cricket court that would encroach into the forty-foot rear yard building setback.

Duncan C Connolly

44 Waterford Lake

Lot 29, Block 01, Section 44 Village of Cochran's Crossing

This item was heard by the full Committee. The owner was present to address the Committee. The affected neighbor was also present to address the Committee. The Committee deliberated on the proposed improvements, the modifications previously requested by the Committee, the responses and petitions received from affected parties and potential impact to adjacent properties. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve as presented with landscaping plan. John Anderson and Mary Funderburg opposed. The motion carried.

6. Variance request for the proposed detached building that will exceed the maximum height allowed.
James Dickerson
231 Angel Leaf Road
Lot 04, Block 04, Section 63 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve as presented. The owner must maintain the existing vegetation around the detached building to soften and screen the view form adjacent properties. The motion carried unanimously.
7. Variance request for the proposed patio cover submitted without the required sealed drawings and is located beyond the twenty-five-foot rear building setback.
Andrew Huber
19 Watertree Drive
Lot 15, Block 01, Section 48 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the improvement meets code and pass final inspection. Additionally the owner must plant and maintain vegetation around the improvement to soften and screen the view. The improvements may not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
8. Variance request for the partially completed room addition that exceeds the maximum hard surface area allowed.
Todd and Jodi Stowell
12 Box Turtle Court
Lot 06, Block 01, Section 32 Village of Grogan's Mill
This was item was heard by the full Committee. The owner was present to address the Committee. The Committee deliberated on the improvement, its potential impact, applicable standards and additional hard surface. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve on the condition the owner provide a sealed drainage plan in accordance with the Residential Development Standard's for the hard surface exceeding the maximum amount allowed. Staff to review final submission for compliance with the Committee's action. Addition must meet code and pass final inspection. Additionally, the construction of the improvements must comply with all standards regarding major remodel, including but not limited to hours of construction and certification of completion from the sealer of the drainage plan upon completion of installation. The motion carried unanimously.
9. Variance request for the proposed tree removal.
H. Wayne White
2811 Crossvine Circle
Lot 23, Block 05, Section 06 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner plant one 30-gallon native tree anywhere on the lot. The motion carried unanimously.
10. Variance request for the proposed tree removal.
Michael Mechaley
49 Huntsman's Horn Circle
Lot 23, Block 01, Section 35 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner must plant and maintain 2 = 30 gallon native trees anywhere on the lot. The recent fruit trees may not be considered as the replants. Additionally, the

owner agrees upon removal of the trees that the requirement to replant two 30 gallon native trees may not be reheard or appealed. The motion carried unanimously.

11. Variance request for proposed tree removal.

Richard Thomas

22 Dunlin Meadow Drive

Lot 12, Block 01, Section 18 Village of Panther Creek

This item was heard by the full Committee. The owners were present to address the Committee. The Committee deliberated on the health of the tree, its location relative to other trees and applicable standards. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to deny the variance as presented and require the owner build around the tree or trim away from the fence as necessary without damaging or removing the tree from the lot. The motion carried unanimously.

12. Variance request for proposed fence that would exceed maximum height allowed.

Richard Thomas

22 Dunlin Meadow Drive

Lot 12, Block 01, Section 18 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner designs the fence to step down to meet the height of the adjoining fences at the rear right corner (adjacent to #24 Dunlin Meadow and front left corner (at the form side nearest the Reserve). The motion carried unanimously.

13. Variance request for existing color change that is not consistent with neighborhood's existing character.

Ada Araujo

29 North Wavy Oak Circle

Lot 13, Block 09, Section 07 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve as submitted. The motion carried unanimously.

14. Variance request for proposed swimming pool and related fire pit that will exceed the maximum amount of hard surface area allowed.

Scott M Peterson

94 W Wedgemere Cir

Lot 29, Block 01, Section 11 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner submits a landscaping plan to define reforestation in accordance with the Residential Development Standards requiring 10 native trees proposed for replacement between 30 and 45-gallon size. Additionally, the owner must adhere to the comprehensive drainage plan in accordance with the Standards and provide a certificate of completion certifying compliance and completion of installation. The motion carried unanimously.

15. Variance request for an existing patio cover with additional paving that exceeds the maximum amount of hard surface area allowed.

Howard & Cindy Depoy

35 Gate Hill Drive

Lot 01, Block 20, Section 01 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the improvement meets code and passes final

inspection. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

16. Variance request for patio cover with screened enclosure that would encroach into the twenty-five-foot rear setback line and exceed the maximum amount of hard surface area allowed.

Ramon Viada & Stefanie Strayer

17 Swallow Tail Court

Lot 28, Block 06, Section 28 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the improvements meet code and pass final inspection. The owner must plant and maintain native vegetation to soften and screen the view to the adjacent properties. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

17. Variance request for proposed patio cover that would encroach into the forty-foot rear setback.

Gerhard W Hill Jr

35 Harbor Cove Drive

Lot 20, Block 03, Section 24 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the improvement meets code and passes final inspection. The owner must maintain the existing vegetation at the rear to soften and screen the view to the adjacent properties. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

18. Variance request for the proposed fence/privacy structure is not an approved fence style and may not be architecturally compatible with other homes in the area.

John Mutschink and Kelly Watson

12 Moonvine Court

Lot 07, Block 01, Section 27 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner plant and maintain vegetation around the exterior of the privacy wall to soften and screen the view from the street and the adjacent property. The motion carried unanimously.

19. Variance request for proposed tree removal that does not meet the criteria for removal.

Jeannette R Montemayor

35 Rockridge Drive

Lot 03, Block 04, Section 01 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner plant and maintain 2- 30 gallon native trees anywhere in the front yard in accordance with the Residential Development Standards and requirements for reforestation. The motion carried unanimously.

20. Variance request for a proposed seven-foot J style fence that would not be the style required and would exceed the maximum height allowed by the Neighborhood Criteria.

Clay B McGovern

103 N Sunny Slope Circle

Lot 04, Block 01, Section 32, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the fence design and height as submitted. The motion carried unanimously.

21. Variance request for existing fence that was built with the construction side facing outward from the lot and the left gate is not setback at least three feet from the front façade of the dwelling.

YAMASA CO LTD

139 West White Willow Circle

Lot 27, Block 02, Section 03 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve as presented. The motion carried unanimously.

22. Variance request for existing shed that exceeds the maximum height allowed and encroaches past the 10' rear and 5' side easements.

Vladimir Paderin

43 Rockridge Drive

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

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to deny the variance and require the owner remove the shed. The Committee will allow the owner additional time to remove the shed and require removal no later than August 1, 2020. The motion carried unanimously.

23. Variance request for existing garden with wire mesh covering that is not architecturally compatible with the neighborhood.

Matthew Park Braud

11 Mayfair Grove Court

Lot 19, Block 02, Section 10 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve as presented and remove the mesh wiring when no longer needed. Approval is for the temporary allowance of the vegetable garden and must be removed no later than the end of October 2020. IN the event the owner decides to maintain the vegetable garden permanently, the owner must install integrated landscaping and screening as needed to soften and screen the view of the garden from an adjoining street right of way must remain limited in mass, scale and proportion. The motion carried unanimously.

IX. Member Comments

Members of the Committee thanked the Township staff.

X. Staff Reports

No staff reports were presented.

XI. Adjourn

There being no further business it was moved by Arthur Bredehoft and seconded by John Anthony Brown to adjourn the meeting at 7:49pm. The motion carried unanimously.

***Modified Guidelines for Public Comments to be used when the Committee is meeting via videoconference during the COVID-19 Pandemic Emergency**

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 COVID-19. These provisions relate to the public health pandemic emergency. The Township began using videoconferencing for their March 25, 2020 Board meeting, and will continue to use this format until normal Township operations have resumed. 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 Board's meetings held by videoconference.

Participation by members of the public in open meetings of the Development Standards Committee is welcomed and encouraged. A "public comment" agenda item is included at the beginning of all regular meeting agendas. To produce the most efficient and effective process for allowing constituents to

address the Committee, The Committee accepts 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 COVID-19 pandemic emergency:

- 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.
- 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.

Additional notes for those wishing to call in for Public Comment:

- 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 during the “public comments” agenda item. If you are calling for a specific agenda item, we will request what item you are present for; and placed in the queue until your item is ready to be presented.
- 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 the Committee 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.thewoodlandstowship-tx.gov/778/Meeting-Videos>.

To call in to the June 3, 2020 Development Standards Committee meeting to provide public comment, you may call any of the numbers listed below.

For the best quality audio, it is recommended to use one of the local numbers:

- (346) 248-7799
- (669) 900-6833
- (253) 215-8782
- (312) 626-6799
- (888) 788-0099 (Toll Free)
- (877) 853-5247 (Toll Free)

Once you have connected, you will need to enter Webinar ID: 857 8668 9893, then enter the pound sign “#” on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov During the June 3, 2020 videoconference Development Standards Committee Meeting, members of the public may provide public comment by calling the numbers shown above and using the Member ID #. Calls will be in the order the calls are received and should call in during the “public comment” in order to identify matter for which we have someone present. These phone number are active only for the June 3, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.


Property Compliance Manager
For The Woodlands Township

