

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
July 1, 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, July 1, 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.thewoodlandstownship-tx.gov/778/Meeting-Videos>, for the following purposes:

Members Present: Walt Lisiewski, Robert Heineman, John A. Brown, John Anderson, Arthur Bredehoft, Bob Adams and 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, 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 revised minutes of the meeting May 6, 2020 and the minutes of the meeting of June 3, 2020.

The minutes of the meeting of May 6th and minutes of the June 3rd 2020 meeting were presented to the committee. It was moved by Arthur Bredehoft and seconded John Anthony Brown 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 be using videoconferencing for their July 1, 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 July 1st, online agenda. These call-in numbers are active for the July 1st, 2020 Committee meeting scheduled for 5 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.

List of public comments are as follows:

David Pratt – Member of the Alden Bridge RDRC called in to express concerns about restarting the RDRC meetings. He specifically inquired regarding a follow up into this matter and an expected timeline of when they might possibly restart.

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.

The Committee deliberated regarding the introduction of video conferencing to the Residential Design Review Committees and associated steps, costs and required licensing. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to allow for authority to the staff to continue through the end of July and for staff to update the committee on a plan of what the Township board decided regarding the action and plan for operational introduction of video conferencing for Residential Design Review Committee. The motion carried unanimously.

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, J, K, L, M, N and Residential Items 2, 3, 7, 10 – 18, 20 – 23.

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

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. 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 Committee. A neighboring property owner was present to address the Committee. Legal Counsel provided an update to the Committee on the current status of the sound mitigating improvements for the HVAC & Chiller yard. It was then moved by Arthur Bredehoft and seconded by Bob Adams to extend the deadline from June 30th to the end of July for the Committee to review and receive an update from Legal Counsel at the time. The item was requested to be placed on the first meeting in August. The motion carried unanimously.

B. Consideration and action to amend the conditions of approval for the tree trimming permit.

The Waterway Lofts

1 Waterway Court

Lot 0000 Block 0000 Section 0000 Village of Town Center

This item was heard by the Committee. A representative from the Woodlands Waterway Board was present to address the Committee. The Committee deliberated regarding the tree maintenance, history of the issue and potential solutions. It was then moved by Bob Adams and seconded by John Anderson to act in accordance with the subcommittee's recommendation shown below. In addition, the committee directed The Woodlands Township staff to consult with a 3rd party professional arborist to determine the appropriate level of supplemental mid-growth plantings to be added.

- The CSC Committee has affirmed its decision that the Waterway Lofts has over cleared tree vegetation and did not follow the guidelines of the previous CSC Action.
- Trees were trimmed well above required pedestrian height and up to second-story balconies.
- Trees were trimmed well beyond the CSC Committee Action to prune trees a maximum of five (5) feet away from building structure and elements.
- No additional tree or vegetation trimming shall occur within the Waterway Lofts property without written approval and a member of The Woodlands Township staff being present.
- The Waterway Lofts is to replant replacement trees as submitted where any trees were removed or over trimmed.
- The CSC Committee believes mid-growth supplemental planting for additional screening on the East side of the property is necessary. A 3rd party professional arborist is to determine an appropriate level of supplemental mid-growth plantings to be added where mid-growth was cleared.

The motion carried unanimously.

C. Variance request to allow the tree stumps to remain for the previously approved tree removals and request for replants to be installed along the waterway.

Two Waterway Lofts Ltd
3 Waterway Court
Lot 0001 Block 0599 Section 0006 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was then moved by John Anderson and Bob Adams to table the item. The motion carried unanimously.

- D. Variance request to amend the committee's action and allow door vinyl graphics that contain color and are located on two entry doors.

Impact Church of The Woodlands
5401 Shadowbend Place
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing

This item was heard by the Committee. A representative was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the door vinyl graphics, similar graphics through ought The Woodlands, applicable standards and the possibility of the revising. It was then moved by John Anderson and seconded by Bob Adams to grant the variance to allow the graphics on two entry doors. The committee required that the owner revise and resubmit sign specifications showing the name and logo in white in accordance with the Commercial Planning and Design Standards and noted a slight modification should be made for spacing to be added in between "Impact" and "Church" for added discernibility. The motion carried unanimously.

- E. Consideration and action for temporary yard signs for installation on any residential property in The Woodlands Township.

The Woodlands United Methodist Church
2200 Lake Woodlands Drive
Lot 8600 Block 0547 Section 0999 Village of Research Forest

This item was heard by the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the signs, the identification of the business name and logo and applicable standards. It was then moved by Arthur Bredehoft and John Anderson to approve on the following conditions:

- The signs are to be maintained in accordance with the Residential Development Standards. The Committee requires a copy of the Standard's must be distributed with each sign.
- The church must provide the residents with a timeline for the removal of the signs. Signs must be removed no later than 120 days from the day the sign is displayed.
- The church may display the logos as originally designed.

The committee acknowledged the production error in which the signs were produced to include the logos and moved to approve the signs. The motion carried unanimously.

- F. 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 heard by the Committee. A representative was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the exterior lighting, the proposed wall pack lighting, color temperature and applicable standards. It was then moved by Bob Adams and seconded by Robert Heinemann to deny as presented and requiring the owner revise, resubmit and require modifications to fixtures and color temperature:

- All wall packs must be shielded.
- All fixtures must point downward at a 90-degree angle.
- A variance is approved to exceed 0.1 fc at the property line as per the photometric plan.

- All LED fixtures must be modified to be 4000K color temperature with a 500K variance between each allowed.
- A grace period of two (2) years is granted for the full conversion of lighting to the 4000K color temperature to be completed.
- The Committee reserves the right to limit light output or require additional shielding, in the event a negative impact is observed or received.
- No other exterior modifications 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 existing parking lot lighting and proposed wall pack 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 heard by the Committee. A representative was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the exterior lighting, the wall pack lighting, color temperature and applicable standards. It was then moved by Bob Adams and seconded by Robert Heinemann to approve on the following conditions:

The applicant is conditionally approved to replace the parking lot light fixture heads and wall pack lights with LED fixtures.

- A variance is approved to exceed 0.1 fc at the property line as per the photometric plan.
- All LED fixtures to be 4000K color temperature with a 500K variance between each allowed.
- A grace period of two (2) years is granted for the full conversion of lighting to the 4000K color temperature to be completed due to proximity to adjacent commercial properties.
- The Committee reserves the right to limit light output or require additional shielding.
- No other exterior modifications 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.
- Owner is to notify the Covenant Administration staff when the full conversion to 4000K is complete. This must occur no later than July 1, 2022.
- A variance is approved to exceed 0.1 fc at the property line as per the photometric plan.

The motion carried unanimously.

- H. Variance request for the existing parking lot lighting and proposed wall pack lighting that exceeds the maximum foot candle levels allowed at the property line.

The Plazas at Alden Bridge LTD

7901 Research Forest Drive

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the Committee. A representative was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the exterior lighting, the wall pack lighting, color temperature and applicable standards. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- The applicant is conditionally approved to replace 16 parking lot light fixture heads and 10 wall pack lights with LED fixtures.

- Photometric light levels exceed 0.1 fc ranging up to 1.7 fc at the east property line. The site is adjacent to commercial properties. A variance is approved to exceed 0.1 fc at the property line as per the photometric plan.
- All LED fixtures to be 4000K color temperature with a 500K variance between each allowed. A grace period of two (2) years is granted for the full conversion of lighting to the 4000K color temperature to be completed due to proximity to adjacent commercial properties.
- The Committee reserves the right to limit light output or require additional shielding.
- No other exterior modifications 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.
- Owner is to notify the Covenant Administration staff when the full conversion to 4000K is complete. This must occur no later than July 1, 2022.

The motion carried unanimously.

- I. Variance request for the existing parking lot lighting and proposed wall pack 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 heard by the Committee. A representative was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the exterior lighting, the wall pack lighting, color temperature and applicable standards. It was then moved by Bob Adams and seconded by Robert Heinemann to approve on the following conditions:

- The applicant is conditionally approved to replace the parking lot light fixture heads and wall pack lights with LED fixtures.
- A variance is approved to exceed 0.1 fc at the property line as per the photometric plan.
- All LED fixtures to be 4000K color temperature with a 500K variance between each allowed.
- A grace period of two (2) years is granted for the full conversion of lighting to the 4000K color temperature to be completed due to proximity to adjacent commercial properties.
- The Committee reserves the right to limit light output or require additional shielding.
- No other exterior modifications 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.
- Owner is to notify the Covenant Administration staff when the full conversion to 4000K is complete. This must occur no later than July 1, 2022.

The motion carried unanimously.

- J. Variance request for the existing directional signs that exceed the maximum height allowed and include business names.

Deer Park 1996 Partnership

8701 New Trails Drive

Lot 0230 Block 0547 Section 0999 Village of Research Forest

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

- Tenant names must match the submitted plans. (Remove Maersk logo and replace with name only.)

- No other signs are approved at this time. Future changes to the signs for tenant name updates will require an application and the review of the plan review committee or its designee.
- Signs must be kept in good order and repair.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

K. Variance request for the proposed coming soon banner that exceeds the size and duration allowed for display.

Columbia Texas Grogan's Industrial LP/ Believe.Commit.Achieve Taekwondo & Parkour

9391 Grogan's Mill Road, Suite B5

Lot 0210 Block 0599 Section 0999 Village of Research Forest

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

- Banner must be removed no later than August 3, 2020.
- Banner must be no larger than 3' x 8' in accordance with the Commercial Planning and Design Standards.
- Banner must be kept in good order and repair.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

L. Consideration and action for the color change to the existing awnings and doors.

Sovran Acquisition LP / Life Storage

4455 Panther Creek Pines

Lot 0335 Block 0045 Section 0007 Village of Panther Creek

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

- Awnings and doors are maintained in good order and repair.
- No other improvements are approved at this time. All future applications will require the review and approval of the plan review committee.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

M. Consideration and action for additional containers to be installed at the rear of the building for remodeling.

CSHV Woodlands LP / Bed Bath & Beyond

1560 Lake Woodlands Drive

Lot 7175 Block 0599 Section 0999 Village of Town Center

This item was heard by the Committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Bob Adams to:

- The temporary staging area for an interior remodel for Bed Bath & Beyond materials and merchandise is conditionally approved.
- The four (4) existing storage units are unapproved and shall be removed immediately. The eight (8) proposed units are to be installed as indicated on plan.
- The new Mobile Mini storage units are not to block any fire lane or fire protection devices.
- The storage units are to be a light tan color matching the building and are to be enclosed by construction fencing with mesh screening at any point the area is used for material lay-down.
- The eight (8) Mobile Mini storage units must be removed after completion from the start of the project, which must be no more than, six (6) weeks from the start of construction. Applicant must contact the staff to discuss commencement of the project.
- Any storage units required for additional storage after the interior remodel must be submitted as permanent improvements.

No other exterior modifications are approved other than specifically submitted and approved within this written or prior approval.

- All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

- N. Consideration and action for the storefront modifications to include awnings, door removal and the installation of a wooden door at the entrance.

IMI MSW LLC / Tommy Bahama Furniture

9595 Six Pines Drive, Suite 1140

Lot 7112 Block 0599 Section 0999 Village of Town Center

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

- The applicant is conditionally approved to replace existing cloth canopies with metal louvered awning systems. Color is to match window frame color (appears to be black).
- Any damage from the removal of previous signage and canopies must be repaired to like-new condition.
- Submit any new exterior lighting for review and approval. Exterior lighting shall not exceed 4000K color temperature.
- Revise and Resubmit for review full details for entry/exit door replacements. Include door elevations, stain color, and door/hardware pulls. Doors and hardware pulls are not approved at this time.
- No signage is being reviewed or approved at this time. Submit a separate and complete package for signage details to include but not limited to, building signs, blade signs, window graphics, etc. No signage is to be fabricated or installed prior to review and approval by the CSC Committee.
- Banner signs shall be removed immediately. Submit for an appropriate project ID sign that complies with the Market Street and The Woodlands Standards.
- A clean and professional job site shall be maintained at all times.
- No other exterior modifications 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.

The motion carried unanimously.

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

1. Request for rehearing by an affected neighbor regarding the Development Standards Committee action for a generator encroaching into the side five-foot easement, which was reviewed by the full committee and acted on at the meeting of June 17, 2020.

Owner

Billy R. Varnado

27 Villa Canyon Place

Lot 28, Block 02, Section 18 Village of Indian Springs (TWA)

Affected Neighbor requesting rehearing

David and Jennifer Kaiser

23 Villa Canyon Place

Lot 29, Block 02, Section 18 Village of Indian Springs (TWA)

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. Affected neighbors were present to address the Committee. The Owner was also present to address the Committee. After review and deliberation, it was then moved by Arthur Bredehoft and seconded by John Anderson to allow for a

rehearing. The Committee requests that the owner provide proposed alternate locations and for the affected neighbor to provide all necessary information, presentations, and applicable items. The motion carried unanimously.

2. Request for approval for a short term rental.

Christopher Allison

10 Jenny Wren

Lot 63, Block 2, Section 52 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve 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 January 2021. The motion carried unanimously.

3. Consideration and action for a home business.

Robin Farrar

11 Bitterwood Court

Lot 09, Block 02, Section 20 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to withdraw the item from review and consideration.

4. Variance request for the proposed new home construction that will exceed the maximum hard surface area allowed.

Home Expo Showcase LLC

116 S Timber Top Drive

Lot 08, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the full Committee. The owner was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the proposed plans, the trees proposed for removal and overall compatibility with the neighborhood. It was then moved by Arthur Bredehoft and seconded by Robert Heinemann to approve the proposed new home construction on the following conditions:

- The Owner must revise and resubmit the proposed plans to show tree marked as #'s 6, 7, 12, 13, 14, 17 and 19 to remain. These trees are not approved for removal and the plans must be revised to show these trees will remain in the lot. (These are two Oaks in the front yard, the pine on the right side of the home, as well as the three pines and one oak in the rear yard)
- The Owner must sign a memorandum of agreement that the area above the garage addition, represented as mechanical on the plans, will not be converted into livable space. The owner must seek to obtain approval for any additional living space and is advised the increase would also require an amendment to the Initial Land Use Designation. The memorandum will be recorded at the court house and binding on the land.
- The Owner must provide a construction timeline in accordance with the Standards prior to the issuance of a permit. Request for additional time must be reviewed for approval.

Once the staff has received the requested documents and they have been verified to be in accordance with the Committee's actions, and the final permit has been issued, the following conditions will apply:

- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- Owner must adhere to the proposed Landscape Plan upon completion of construction and plantings must be kept maintained.
- All improvements must meet code and pass final inspection.
- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
 - o Hours of Operation for Construction

- o Access and Safety
- o Fencing
- o Contractor Vehicles
- o Lot maintenance kept in good order and repair
- o Adherence to drainage plan, installation, inspection and certificate of completion installation and inspection.
- o Dumpster or other waste containers stored on site
- o Portable Restroom Facilities.
- o Completion of work
- o Reference the currently adopted Standard for compliance during new home construction.

The motion carried unanimously.

5. Variance request for the proposed pool and decking that will exceed the maximum hard surface allowable, and proposes a tree to be removed that is more than five feet from the pool and decking.

Home Expo Showcase LLC

116 S Timber Top Drive

Lot 08, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the full Committee. The owner was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the proposed plans, the trees proposed for removal and overall compatibility with the neighborhood. It was then moved by Arthur Bredehoft and seconded by Robert Heinemann to approve the installation of the pool and decking on the following conditions:

- Owner must revise and resubmit pool and decking plans and marked survey, shifting the pool over to the right in order to save trees marked #'s 6 and 7.
- Installation of drainage plan, inspection and certification of installation must occur in accordance with the plans and the Standards,
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- Owner should disclose to any buyer that the hard surface for the lot is 5% over the maximum allowed and would not be considered for future variances from the hard surface currently proposed.
- Pool equipment and any lighting over the equipment must comply with the Residential Development Standards regarding height, shielding of lights and location.
- All improvements must meet code and pass final inspection.

The motion carried unanimously.

6. Variance request for the proposed fence that includes a tree proposed to be removed.

Home Expo Showcase LLC

116 S Timber Top Drive

Lot 08, Block, 01 Section 15 Village of Grogan's Mill

This item was heard by the full Committee. The owner was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the proposed plans, the trees proposed for removal and overall compatibility with the neighborhood. It was then moved by Arthur Bredehoft and seconded by Robert Heinemann to deny the request to remove tree for installation of the fence as requested and conditionally approve the proposed fence on the condition the owner resubmit the survey showing the fence built around the existing tree and removing the proposed tree removal. The pool barrier fence must be built without the removal of Tree marked #17 on the plan (23" Pine). The fence must be a minimum of 5 feet tall as shown on the elevation. Pool barrier fencing must meet code and pass final inspection. The motion carried unanimously.

7. Variance request for a proposed color change.

Craig Brentlinger

67 North Windsail Place

Lot 05, Block 02, Section 33 Village of Panther Creek

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

8. Variance request for an existing play structure that encroaches into the ten-foot rear easement.
Fakhruddin Arsiwala
43 E Trillium Cir
Lot 01, Block 01, Section 19 Village of Cochran's Crossing
This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding play structure, history of the issue, and the responses from affected neighbors. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny as presented and allow the owner the owner additional time to remove the structure. Removal must occur within 6 months of the action of the committee. The motion carried unanimously.
9. Variance request for an existing storage building that encroaches into the ten-foot rear and five-foot side easements.
Fakhruddin Arsiwala
43 E Trillium Cir
Lot 01, Block 01, Section 19 Village of Cochran's Crossing
This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding storage building, history of the issue, and the responses from affected neighbors. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the storage shed in the easement and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the current owner remove the shed when the owner no longer owns the home, sells or transfers title or when the owner is no longer the primary resident. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.
10. Variance request for a proposed front door color.
Ryan & Ashley Ramsey
28 South Tallowberry Drive
Lot 48, Block 01, Section 07 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to Approve as presented. The motion carried unanimously.
11. Variance request for a proposed screened pool enclosure will encroach into the fifteen-foot side and forty-foot rear setbacks.
Ken Williams
11 Halfmoon Court
Lot 11, Block 01, Section 49 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve as presented on the condition the improvement meets code and passes final inspection. Additionally, the framing and screens must be in accordance with the Residential Development Standards. Additionally, the owner must maintain vegetation surrounding the enclosure to soften the view to adjacent properties. The motion carried unanimously.
12. Variance request for a proposed swimming pool and decking that will exceed the maximum amount of hard surface area allowed.
Damon Matthew Dotson
31 Rolling Stone Pl
Lot 08, Block 02, Section 32 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the following conditions:

- The improvements must meet code and pass final inspection.
- The owner must provide a drainage plan. 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 should include any specifications for drainage swales, piping, catch basins and drain outlets. The owner must ensure the placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- Owner must plant and maintain 2-30 gallon native trees, anywhere on the lot.

The motion carried unanimously.

13. Variance request for the proposed patio cover that will encroach into the rear building setback line.

James Ryan Fowler

2 Flatcreek Pl

Lot 25, Block 02, Section 24 Village of Cochran's Crossing

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

14. Variance request for concept plans for a patio cover with paver patio that encroaches into the twenty-foot rear building setback and would exceed the maximum amount of hard surface area allowed.

Patrick T Sullivan

39 S Stony Bridge Cir

Lot 54, Block 01, Section 10 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the following conditions:

- Improvements must not halt or materially impede drainage as defined in the residential development Standards.
- Improvements must meet code and pass final inspection.

The motion carried unanimously.

15. Variance request for proposed patio cover with incorporated summer kitchen and fireplace that encroaches into the seven-foot side setback and five-foot side easement and may have a negatively impact on the neighbor.

Jorge Mitre

6 South Highland Court

Lot 04, Block 01, Section 28 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner revise and resubmit the plans to show the posts are located out of the easement. The owner must ensure the improvements meet code and pass final inspection. Additionally, the improvements may not halt or materially impede drainage as define in the residential development standards. The motion carried unanimously.

16. Variance request for a proposed walkway that would require a tree to be removed.

Scott McEntyre

27 Russet Wood Court

Lot 47, Block 02, Section 18 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner plant and maintain one 30-gallon native tree anywhere in the front yard for the purposes of reforestation. Additionally, the owner must maintain vegetation in front of the walkway to soften the view from the street. The motion carried unanimously.

17. Variance request for a proposed driveway widening that would exceed the maximum width allowed.
Scott McEntyre
27 Russet Wood Court
Lot 47, Block 02, Section 18 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner plant and maintain landscaping in front of the widened driveway section to soften and screen the view from the street. Improvement must not halt or materially impede drainage as defined in the residential development standards. The motion carried unanimously.
18. Variance request for a proposed fence that would not be setback 3' from the front façade of the dwelling or garage and would extend beyond the 25 foot building line.
Anirban Ganguly
3 Windridge Pl
Lot 12, Block 03, Section 28 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the fence is double sided to remove any construction side visibility. The fence must be set back slightly from the proposed location to accommodate visibility exiting the driveway onto the street and not extend to close to the street. Fence may not extend past the sago palm at the front and the owner must maintain the existing vegetation to the side and in front of the fence to soften the view. The motion carried unanimously.
19. Variance request for the existing fence that was built with the construction side facing outward from the lot.
Nathan and Rebekah Lambert
9 Knoll Pines Court
Lot 26, Block 04, Section 14 Village of Panther Creek
This item was heard by the full committee. The owner was present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the existing fence, the fence style, history of the issue and applicable standards. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the fence on the following conditions:
- The portion of fencing adjacent to 7 knoll pines must be modified to comply with the Standards. The owner can reverse the pickets, double side the fence or chose a design that complies with the standards and eliminates the visibility of the construction side members facing outward for the lot.
 - The majority of fencing facing the driveway and the gate design are both approved as presented.
 - All fencing must meet code and pass final inspection.
 - The owner must remove the cap over the gate
- The motion carried unanimously.
20. Variance request for the existing paving that exceeds the maximum hard surface area allowed.
Allison Weaver
2712 Echo Street
Lot 04, Block 02, Section 03 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was then 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 the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
21. Variance request for the existing patio cover that exceeds the maximum hard surface area allowed.
Allison Weaver

2712 Echo Street

Lot 04, Block 02, Section 03 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was then 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 the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

22. Variance request for an existing second story deck that was replaced without the required sealed plans.

Barbara and Danny Simmons

86 Lazy Lane

Lot 32, Block 01, Section 03 Village of Millbend Village

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

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

Nadine R French

42 West Tallowberry Drive

Lot 41, Block 01, Section 07 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

IX. Member Comments

Arthur Bredehoft thanked the staff. Bob Adams inquired into people not knowing about the standards. Mary Funderburg inquired into Solar options and standards within the Woodlands. No additional reports or comments.

X. Staff Reports

Thanks from the staff.

XI. Adjourn

It was then moved by John Anthony Brown and seconded by John Anderson to adjourn the meeting at 9:01pm.

***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 July 1, 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
- (346) 248-7799
- (929) 205-6099
- (312) 626-6799
- (877) 853-5247 (Toll Free)
- (888) 788-0099 (Toll Free)

Once you have connected, you will need to enter Webinar ID: 880 7897 2099, 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 July 1, 2020 videoconference Development Standards Committee Meeting, members of the public may provide public comment by calling the numbers shown above and using the Webinar 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 July 1, 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

