

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
August 5, 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, August 5, 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>

To call in to the August 5, 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 or (253) 215-8782 or (669) 900-6833 or (312) 626-6799 or (301) 715-8592 or (888) 788-0099 (Toll Free)

Once you have connected, you will need to enter **Webinar ID: 817 2652 7060**, then enter the pound sign “#” on your telephone keypad.

Members Present: Walt Lisiewski, Robert Heinemann, 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 5:00pm. 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 roll 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 revised minutes of the meeting July 1, 2020.

The minutes of the meeting of July 1st were presented to the committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg 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 August 5, 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 August 5th, online agenda. These call-in numbers are active for the August 5th, 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:

Michelle Mincio – TWUMC representative asking to hear variance and to be put on future agenda.

Randy Schulz – Chairman of Alden Bridge RDRC – Expressed support and thanks for helping to restarting the RDRC meetings.

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

These items were reviewed by The Committee. The lists consisted of Commercial Items D, I, F, G, H, J, K, L, M, N, O, P, Q, R, S and Residential Items 2, 3, 4, 6, 10, 11, 12, 13, 14, 15, 18, 19, 20, 22, 23, 24, 25, 26.

It was then moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List in Section VI, with the modification of pulling Commercial Items F, G and H from the summary list and amending the conditions of item M, 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.

V. 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. Neighboring property owners were 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. The Committee asked the staff that this item be placed on the September Agenda for final action once the inspections have been completed. No action was taken at this time.

B. Variance request for proposed temporary decorative window displays.

Regency Centers LP / The Woodlands Children's Museum

4775 W. Panther Creek Drive, Suite 280

Lot 0285 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the full Committee. A representative was present to address the Committee. The Committee deliberated regarding the signs, time allowed for signs and applicable standards. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to allow the paintings from August 20 to November 20 provided the allowance is only during the time the business is in operation. If needed can be reviewed again after November 20 and if Pandemic ends, then they would be required to remove. The motion carried with John Anderson and Bob Adams abstaining.

C. Variance request for a proposed building sign that includes a tagline that is not part of the registered name of the business and a logo that is not trademarked.

Columbia Texas 2319 Timberloch Industrial LP / Core Fitness

2319 Timberloch Place, Suite F

Lot 0270 Block 0547 Section 0006 Village of Town Center

This item was heard by the full Committee. A representative was present to address the Committee. The Committee reviewed the information provided including the Commercial Planning and Design Standards. Following discussion and deliberation, the committee moved to deny as presented and required the owner revise and resubmit on the following conditions:

- Remove portion of tagline "With a Purpose" and allow "Functional Training" as a business clarifier.
- "Core Fitness" name/logo including business clarifier is to be registered with either the United States Patent & Trademark Office or the Texas Secretary of State within one year, no later than August 5, 2021.
- No other signs are approved at this time.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

D. Variance request for a proposed monument sign panel that does not match the size of the existing panel.

Shadowbend Partners / Nationwide Rick Hernandez Agency

5202 Shadowbend Place, Suite 101

Lot 0220 Block 0163 Section 0047 Village of Cochran's Crossing

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

- E. Variance request for a proposed monument sign panel that does not match the size of the existing panel and includes a logo that exceeds the maximum size allowed and is not trademarked.

Shadowbend Partners / Mobility Chiro Therapy

5202 Shadowbend Place, Suite 103

Lot 0220 Block 0163 Section 0047 Village of Cochran's Crossing

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

- Overall height and size of logo to be reduced to 10 % of the size of the sign panel in accordance with the Commercial Planning and Design Standards.
- Owner must obtain the trademark registration for the logo with either the United States Patent and Trademark Office or the Texas Secretary of State within one year, no later than August 5, 2021.
- Panels for tenants #2 and #3 must match size and color. Color is to match existing panel for Tenant #1.
- Fasteners must be painted to match.
Must comply with Commercial Planning and Design Standards, including, but not limited to the installation of landscape bed with permanent, concealed irrigation.

The motion carried unanimously.

- F. Consideration and Action for the proposed installation of holiday decorations.

US Regency Alden Bridge LLC / Alden Bridge Shopping Center

8000 Research Forest Drive

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the Committee as it was pulled from the summary list to be heard by full committee. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- New Holiday décor consisting of 9' tall drummer boys and 14' tall clear lighted ribbon decorated Christmas Trees at drives and arched greenery décor with clear lights at Kroger, CVS, and Zoe's Kitchen is conditionally approved.
- Installation period to be in accordance with the DSC's promulgated rule of September 7, 2016, commercial Christmas seasonal lighting be limited to display between the dates of November 1 to January 15.
- Holiday décor is restricted to being installed no earlier than the second Saturday in October, with any lighting to remain non-illuminated until the day after Thanksgiving, and all decor and lighting to be removed by January 15th.
- No other exterior modifications, signage or displays that haven't been previously approved within this written approval or previously approved are permitted at this time. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

- G. Consideration and Action for the proposed installation of holiday decorations.

REG8 Sterling Ridge / Sterling Ridge Shopping Center

6700 Woodlands Parkway

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

This item was heard by the Committee as it was pulled from the summary list to be heard by full committee. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- New Holiday décor consisting of 9' tall drummer boys and 14' tall clear lighted ribbon decorated Christmas Trees at drives and arched greenery décor with clear lights at Kroger, CVS, and Zoe's Kitchen is conditionally approved.
- Installation period to be in accordance with the DSC's promulgated rule of September 7, 2016, commercial Christmas seasonal lighting be limited to display between the dates of November 1 to January 15.
- Holiday décor is restricted to being installed no earlier than the second Saturday in October, with any lighting to remain non-illuminated until the day after Thanksgiving, and all decor and lighting to be removed by January 15th.

- No other exterior modifications, signage or displays that haven't been previously approved within this written approval or previously approved are permitted at this time. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

H. Consideration and Action for the proposed installation of holiday decorations.

Regency Centers LP / Panther Creek Shopping Center

4775 W. Panther Creek Drive

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the Committee as it was pulled from the summary list to be heard by full committee. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- New Holiday décor consisting of 9' tall drummer boys and 14' tall clear lighted ribbon decorated Christmas Trees at drives and arched greenery décor with clear lights at Kroger, CVS, and Zoe's Kitchen is conditionally approved.
- Installation period to be in accordance with the DSC's promulgated rule of September 7, 2016, commercial Christmas seasonal lighting be limited to display between the dates of November 1 to January 15.
- Holiday décor is restricted to being installed no earlier than the second Saturday in October, with any lighting to remain non-illuminated until the day after Thanksgiving, and all decor and lighting to be removed by January 15th.
- No other exterior modifications, signage or displays that haven't been previously approved within this written approval or previously approved are permitted at this time. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

I. Variance request for the proposed planting plan that does not include the removal of stumps.

Two Waterway Lofts Ltd

3 Waterway Court

Lot 0001 Block 0599 Section 0006 Village of Town Center

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item until the September 2020 meeting to allow the owner to obtain arborist report. The motion carried unanimously.

J. Consideration and action for the proposed design change to approved cell phone node pole.

AT&T

10620 Six Pines Drive

Lot 0020 Block 0599 Section 0599 Village of Grogan's Mill

2742 Woodlands Parkway

Lot 4400 Block 0547 Section 0999 Village of Town Center

10112 Woodloch Forest Drive

Lot 0335 Block 0599 Section 0999 Village of Town Center

3858 W. Panther Creek Drive

Lot 0265 Block 0045 Section 0000 Village of Panther Creek

5031 E. Panther Creek Drive

Lot 0200 Block 0163 Section 020 Village of Panther Creek

1122 Lake Front Circle

Lot 3750 Block 0599 Section 0999 Village of Town Center

9502 N. Panther Creek Drive

Lot 9502 Block 0547 Section 0040 Village of Panther Creek

3912 Lake Woodlands Drive

Lot 3912 Block 0000 Section 0028 Village of Panther Creek

3002 Research Forest Drive

Lot 3002 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 Bob Adams and seconded by John Anderson to approve on the following conditions:

- The base of the proposed stealth towers is conditionally approved to be reduced to 12.75 - inches in diameter from 16 - inches with height increased to 10'-6" for equipment housing or the owner may choose to continue with the previously reviewed and approved tower proposal, with the additional guidelines below. Final permit must determine proposed stealth towers to be all one uniform design and color.
 - No equipment ground cabinet will be permitted separately from the stealth tower.
 - Total stealth tower height shall remain at 30'-0" maximum height.
 - Light fixtures on stealth towers shall remain at approximately 24'-0" maximum height.
 - Poles are to be painted Sherwin Williams SW6039 "Poised Taupe" in matte-finish. All attached equipment, including, but not limited to straps and anchors, to be also be finished in SW 6039.
 - Any disturbed vegetation during any stealth tower install shall be replaced.
- The agreement noted in the original committee action, must be included in the revised permit.

The motion carried unanimously.

- K. Variance request for an existing sign package that includes directional and informational signs and a monument sign with painted embellishments and no address numbers.

Woodlands Religious Community /Interfaith Child Development Center

5630 Rush Haven Drive

Lot 0004 Block 0592 Section 0060 Village of Indian Springs

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

- Owner is to revise and resubmit with a design to show the address numbers either on the left corner or on a panel centered at the bottom of the panel. Sign specifications are to be submitted for review of the plan review committee or their designee.
- Owner must replace "Exit" sign to match "Enter Only" sign. Sign specifications to be submitted for review of the plan review committee or their designee.
- Owner must install and maintain a landscape bed around the monument sign in accordance with the Commercial Planning and Design Standards to included concealed, permanent irrigation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- L. Consideration and action for a proposed security fence replacement and addition of fencing on top of the retaining wall.

The Woodlands Center for the Performing Arts / Cynthia Woods Mitchell Pavilion

2005 Lake Robbins Drive

Lot 0290 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 Bob Adams and seconded by John Anderson to approve on the following conditions:

- Fencing is approved in the designated areas only and must be installed in accordance with the approved plans and manufacturer's specifications.
- Owner is to add vegetation at the North Lawn Ramp Wall to soften and screen the view from the street.

- Work must commence within one year of the date of approval. Should additional time be required for commencement of work, owner must apply no later than June 15, 2021.
- All materials must be stored within the property during construction.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- M. Variance request for a sign package that includes a logo that is not trademarked, a building sign that exceeds the maximum length allowed and has colors of letter faces and returns that do not comply with the shopping center criteria, and a monument sign with a logo that exceeds the maximum size allowed and is proposed to be externally illuminated.

GSSR Real Estate LLC / Rooster Ridge Car Care

10441 Kuykendahl Road

Lot 0400 Block 0499 Section 0000 Village of Sterling Ridge

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

- The applicant has a standard character USPTO. Rooster Ridge Car Care will need to acquire USPTO for the color logo/logotype within one (1) year.
- The building sign has been installed without approval. Signage as installed does not meet the signage criteria. Remove the building sign and Revise and Resubmit the signage to comply with signage criteria.
- Returns and trim caps are currently white – returns and trim caps must be dark bronze, black or match letter faces per criteria.
- Raceways are not permitted. Remove raceway from the building sign design and direct mount channel letters individually to the façade
- Recondition the façade to like-new condition prior to the installation of approved building sign.
- The monument sign has been modified without approval. The previous business name is visible through the vinyl overlay. Remove current signage and revise and resubmit.
- Monument sign panel shall be a new solid aluminum panel painted to match the stone cap with red and blue vinyl cut-out lettering and logo. A printed vinyl wrap with a gray gradient background will not be permitted. Revise & Resubmit.
- A variance for the logo to be 15% of the message area of the monument sign panel is approved.
- Monument signs are to be internally illuminated. Revise for sign illumination as appropriate.
- Refurbish monument sign structure to like-new condition.
- Replace the address numbers with new dark bronze flat cut-out acrylic numbers
- All monument signs require a formal landscape bed with permanent concealed irrigation **or require on going tenant maintenance and hand watering in the absence of irrigation for up to one year and require permanently concealed irrigation to be installed after one year.**
- No exterior signage is approved at this time. Revise and resubmit signage to comply with the center signage criteria. All exterior signage (including window graphics) 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.

- N. Consideration and action for the proposed installation of a temporary canopy at the Emergency Room drop-off area.

Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands

9250 Pinecroft Drive

Lot 0200 Block 0350 Section 1000 Village of Research Forest

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

- Construction of the new South Tower requires removal of the existing ER entrance and need for a temporary ER Canopy.
- Proposed Temporary ER Canopy (Site Plan) does not visually span the Fire Lane although proposed rendering does.
- Recommend that the Fire Lane is not impeded in any way. No structure or support elements may rest in the Fire Lane without Fire Marshall approval.
- All Scaffold and plywood elements be painted to match or be compatible with the existing adjacent building (light grey).
- The proposed black wind screen wrap/fencing would allow visual safety for traffic, and slightly screen the scaffolding frame (North Face Elevation). Recommend conditional approval.
- Plywood panels running horizontally from edge of columns where signage is proposed as well as opposite sides in lieu of isolated panels. Plywood panels will also screen exposed lighting glare. Information on lighting was not provided, but recommend the intensity be sufficient to provide for patients being assisted out of vehicles in an emergency condition. Lighting must be exterior rated and color to match campus lighting. Fixtures would be screened if horizontal running plywood panels are approved.
- Canopy is approved to be in place until January 31, 2021. Should a time extension be required, owner is to submit the time extension request no later than December 31, 2020.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- O. Consideration and action for two temporary illuminated signs indicating patient drop off location for the emergency room during construction.

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

Lot 0200 Block 0350 Section 1000 Village of Research Forest

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

- Signs are approved to be displayed until January 31, 2021. Should a time extension be required, owner is to submit the time extension request no later than December 31, 2020.
- Signs must be installed in accordance with the approved plans.
- No other signs are approved at this time.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- P. Variance request for proposed sign package that includes four building signs, two monument signs an advertising sign in the drive through area; tenant signs for sub-leased department include a logo that is not trademarked and exceed the maximum size allowed on the building.

6467 Woodlands Parkway LLC / Walgreens & Village Medical Primary Care
6467 Woodlands Parkway

Lot 0100 Block 0572 Section 0060 Village of Indian Springs

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

- Conditional approval for two (2) new “Walgreen’s” building signs and two (2) new “Village Medical Primary Care” building signs conditional of “Walgreen’s” being kept as the primary building sign on both elevations.
- “Village Medical Primary Care” to be a maximum of 24 inches tall. Reduce logo height to 24 inches tall. The smaller scale signage is to be installed towards the corner of the building on both elevations.

- The “Village Medical Primary Care” building signs are conditionally approved pending business name and logo/logotype registration with the USPTO within one (1) year of this conditional approval. Failure to register risks the tenant’s signage being removed at the expense of the tenant.
- FCO wall sign is to have a background color to match the substrate color of which the sign is mounted to. Interior signage facing exterior glass is to be non-illuminated.
- The drive-thru informational sign is disapproved; signage advertising products and/or services are not permitted.
- Monument sign as submitted is conditionally approved for this “Walgreen’s” pad-site location.
- Clean and repair both monument signs to a like-new condition prior to new sign panel installation.
- A variance is approved for the address to be indicated on the non-street side of the panel due to scale and character layout.
- All monument signs require a formal landscape bed with a border and a permanent irrigation system concealed from public view.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

Q. Consideration and action for the proposed color change.

6467 Woodlands Parkway LLC / Walgreens & Village Medical Primary Care

6467 Woodlands Parkway

Lot 0100 Block 0572 Section 0060 Village of Indian Springs

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to withdraw from Committee consideration. The motion carried unanimously.

R. Variance request to allow less than the number of parking spaces required.

6467 Woodlands Parkway LLC / Walgreens & Village Medical Primary Care

6467 Woodlands Parkway

Lot 0100 Block 0572 Section 0060 Village of Indian Springs

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

- The new division of tenant space requires the site to have 62 parking spaces per The Woodlands Standards; currently, the site has 60 parking spaces. A variance request is approved for parking spaces to remain at 60, pending the number of ADA spaces required is provided.
- Walgreen’s is conditionally approved for interior remodel to reduce retail space to allow for 3,000 SF of sub-leased medical/clinic space for “Village Medical Primary Care”.
- Construction and associated exterior activity are to be limited to the Construction Working Hours as set by The Woodlands Commercial Planning and Design Standards.
- Any area used for construction material staging area, trash dumpster, portable toilet, etc. shall be fenced with a 6’ tall chain-link fence with green, brown, or black mesh screening. Area to be secure from public access and may not block a Fire Lane.
- A clean and professional construction site must be maintained at all times.
- No exterior door or window changes are approved at this time for the store remodel.
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.

The motion carried unanimously.

- S. Consideration and action for the proposed replacement of the façade of the first and second floor and existing construction scaffolding.

IMI MSW LLC / Hyatt Centric Hotel

9595 Six Pines Drive

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 Bob Adams and seconded by John Anderson to Hyatt Centric/Trademark is conditionally approved for scaffolding to remain in place in areas as indicated in yellow at pedestrian walkways.
- Scaffolding is approved to remain in place until 12/31/2020, the expected completion date for exterior renovations. If additional time is required applicant is to submit a request to the review committee.
- Safety scaffolding is conditionally approved with directional signs to guide patrons to retail stores and the hotel entry without the use of logos or any market branding elements.
- Provide a project schedule/phasing plan for committee review.
- Provide a Construction Activity Plan indicating fenced areas for material storage, site trailer, portable toilet, site crane or lifts, etc.
- Construction is to adhere to the construction hours as set by The Woodlands Commercial Planning and Design Standards.
- A clean and professional job site is to be maintained at all times through the duration of construction.
- Hyatt Centric is conditionally approved to move forward with new façade materials proposed consisting of thin, lightweight brick veneer, natural stone veneer, and EIFS materials.
- Veneer systems are to use clip systems to secure new material versus relying just on mortar as submitted
- Any deviation from the materials and their proposed façade location is not permitted. Any revisions to the design shall be submitted to the committee for review.
- New exterior signage or other exterior modifications not previously approved or in this written approval are not permitted at this time. All exterior signage and 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.

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

1. Variance request for a proposed patio cover that does not respect the 25-foot rear setback.

Oswaldo Amador

19 North Bantam Woods Circle

Lot 05, Block 03, Section 06 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to conditionally approve with **Option C**, submit revised application, complete plans and documents. Maintain existing vegetation as screening. Staff to review upon completion to determine if additional evergreen vegetation (at least 7' tall) is needed. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Meet code and pass inspections. Additionally, Require drainage plan. The motion carried unanimously.

2. Consideration and action to allow the owner to pursue amending the Initial Land Use Designation to increase the maximum amount of living area allowed.

Daniel and Sarah Driggs

6 Noontide Court

Lot 04, Block 01, Section 19 Village of Grogan's Mill

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

- Final submission must be provided after the Amended Land Use Designation has been executed and is recorded at the courthouse.
- Final submission must comply with all Residential Development Standards defined for New Construction. Including but not limited to.
 - Landscaping Plan with Reforestation in accordance with the Standards. Landscaping plan should include one replant and additional plantings to soften and screen the view to the street and adjacent property.
 - Drainage Plan as defined in the Standards.
- Owner must provide a construction timeline in accordance with the Standards with the final submission. At the time the final submission is reviewed and acted upon the owner will be required to adhere to the following requirements:
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- The owner must adhere to the Standards regarding:
 - Hours of Operation for Construction
 - Access and Safety
 - Fencing (tree protection and temporary security barrier)
 - Lot maintenance kept in good order and repair
 - Dumpster or other waste containers stored on site
 - Portable Restroom Facilities.
 - Completion of work
 - All improvements must meet code and pass final inspection.

The motion carried unanimously.

3. Variance request for a conceptually proposed addition that would exceed the maximum living area allowed.

Daniel and Sarah Driggs

6 Noontide Court

Lot 04, Block 01, Section 19 Village of Grogan's Mill

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

- Final submission must be provided after the Amended Land Use Designation has been executed and is recorded at the courthouse.
- Final submission must comply with all Residential Development Standards defined for New Construction. Including but not limited to.
 - Landscaping Plan with Reforestation in accordance with the Standards. Landscaping plan should include one replant and additional plantings to soften and screen the view to the street and adjacent property.
 - Drainage Plan as defined in the Standards.
- Owner must provide a construction timeline in accordance with the Standards with the final submission. At the time the final submission is reviewed and acted upon the owner will be required to adhere to the following requirements:
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- The owner must adhere to the Standards regarding:
 - Hours of Operation for Construction
 - Access and Safety
 - Fencing (tree protection and temporary security barrier)
 - Lot maintenance kept in good order and repair

- Dumpster or other waste containers stored on site
- Portable Restroom Facilities.
- Completion of work
- All improvements must meet code and pass final inspection.

The motion carried unanimously.

4. Variance request for a conceptually proposed balcony extension that would encroach into the 25-foot rear building setback.

Daniel and Sarah Driggs

6 Noontide Court

Lot 04, Block 01, Section 19 Village of Grogan's Mill

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

- Final submission must be provided after the Amended Land Use Designation has been executed and is recorded at the courthouse.
- Final submission must comply with all Residential Development Standards defined for New Construction. Including but not limited to.
 - Landscaping Plan with Reforestation in accordance with the Standards. Landscaping plan should include one replant and additional plantings to soften and screen the view to the street and adjacent property.
 - Drainage Plan as defined in the Standards.
- Owner must provide a construction timeline in accordance with the Standards with the final submission. At the time the final submission is reviewed and acted upon the owner will be required to adhere to the following requirements:
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- The owner must adhere to the Standards regarding:
 - Hours of Operation for Construction
 - Access and Safety
 - Fencing (tree protection and temporary security barrier)
 - Lot maintenance kept in good order and repair
 - Dumpster or other waste containers stored on site
 - Portable Restroom Facilities.
 - Completion of work
 - All improvements must meet code and pass final inspection.

The motion carried unanimously.

5. Variance request for a proposed second story addition on the existing one story home that may not be architecturally compatible with the home and neighborhood.

Cynthia Alaya

14 Crested Cloud Court

Lot 14, Block 01, Section 51 Village of Grogan's Mill

This item was heard by the full Committee. The Committee deliberated regarding the materials, architectural compatibility with the neighborhood and overall visual consistency.

After deliberation, it was then moved to table the item until the Committee can obtain additional information. Please address the following questions and concerns set forth by the Committee:

1. For the proposed addition, will you be able to obtain a brick type that matches the house?
2. Is the brick above the front elevation proposed to be Veneered brick or Full Brick?
3. How will either option be supported?
4. If Full Brick is selected, then angle irons or steel beams must be included in the revised plans.

Once these questions have been answered and returned to us, we may then place the item on a future agenda so that the Committee may have a final review. The motion carried unanimously.

6. Variance request for a proposed metal roof that may not match the existing neighborhood character.
Keith Henderson
50 Eagle Rock Place
Lot 44, Block 01, Section 04 Village of Indian Springs
This item was heard by the Committee 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.
7. The proposed rear yard pool decking will be located in the rear easement and will cause the lot to further exceed the maximum hard surface area allowed.
John Mutschink and Kelly Watson
12 Moonvine Court
Lot 07, Block 01, Section 27 Village of Grogan's Mill
This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the pool decking, hard surface area and applicable standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to deny as presented require the owner revise and resubmit to remove all portions out of the easement and provide a drainage plan in accordance with the Standards for the 5% allowance over the maximum hard surface area allowed. The motion carried unanimously.
8. Variance request for a proposed fence that will be built with the construction side facing outward from the lot.
Julie and Brian Duelm
227 South Crimson Clover Circle
Lot 23, Block 01, Section 30 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 proposed fence, the impact to adjacent properties, applicable standards and possible revision options. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the variance as presented and suggests the owner revises and resubmits an application for a fence design that is in accordance with the standards. The Committee suggested that the revised fence can be applied for as a Good Neighbor Fence or with a Double Sided orientation or Shadow Box design. The owner may work with staff in selecting a fence style and orientation that is in keeping with the standards. The motion carried unanimously.
9. The trees requested for removal do not meet the requirements of the Standard.
Ross and Carrie Leedy
64 North Brokenfern Drive
Lot 01, Block 01, Section 40 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 trees, reasons for their removal and solutions to the roof issue. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the tree removals as presented and no tree removals are approved at this time. The Committee recommends the owner trim the existing trees to mitigate the roof debris issue and additionally, the Committee suggested the homeowner replace the roof with weather resistant shingles as the existing roof is in need of replacement. The Committee also suggested that the homeowner add a sand and dirt mix to level the grade and eliminate or at least mitigate the pooling of water in the rear yard. The motion carried unanimously.
10. Variance request for an existing patio cover that encroaches the rear 40' setback.
Jefy Mathew

6 West Windward Cove

Lot 22, Block 01, Section 42 Village of Panther Creek

This item was heard by the Committee 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 following conditions:

- Owner must plant and maintain substantial vegetation to soften and screen the view of the structure to the rear and maintain the existing vegetation to the side to screen the view. Staff to review final plantings, to determine compliance with the Committee's actions.
- All improvements must meet code and pass final inspection.
- 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.

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

Home Expo Showcase LLC

118 S Timber Top Drive

Lot 09, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the Committee 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:

- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to.
 - Hours of Operation for Construction
 - Access and Safety
 - Fencing
 - Contractor Vehicles
 - Lot maintenance kept in good order and repair
 - Adherence to drainage plan, installation, inspection and certificate of completion installation and inspection.
 - Dumpster or other waste containers stored on site
 - Portable Restroom Facilities.
 - Completion of work
 - Reference the currently adopted Standard for compliance during new home construction.
- **Owner must revise and resubmit proposed tree removals requiring trees marked #'s 11 for the home 12 & 13 for the pool to remain and are not approved for removal.**
- 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.
- Owner must adhere to the proposed Landscape Plan upon completion of construction and plantings must be kept and maintained.
- 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.
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
All improvements must meet code and pass final inspection.

The motion carried unanimously.

12. Variance request for the proposed pool decking that will exceed the maximum hard surface allowed.

Home Expo Showcase LLC

118 S Timber Top Drive

Lot 09, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the Committee 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:

- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to.
 - Hours of Operation for Construction
 - Access and Safety
 - Fencing
 - Contractor Vehicles
 - Lot maintenance kept in good order and repair
 - Adherence to drainage plan, installation, inspection and certificate of completion installation and inspection.
 - Dumpster or other waste containers stored on site
 - Portable Restroom Facilities.
 - Completion of work
 - Reference the currently adopted Standard for compliance during new home construction.
- **Owner must revise and resubmit proposed tree removals requiring trees marked #'s 11 for the home 12 & 13 for the pool to remain and are not approved for removal.**
- 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.
- Owner must adhere to the proposed Landscape Plan upon completion of construction and plantings must be kept and maintained.
- 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.
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
All improvements must meet code and pass final inspection.

The motion carried unanimously.

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

Home Expo Showcase LLC

120 S Timber Top Drive

Lot 10, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the Committee 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:

- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to.
 - Hours of Operation for Construction
 - Access and Safety
 - Fencing
 - Contractor Vehicles
 - Lot maintenance kept in good order and repair
 - Adherence to drainage plan, installation, inspection and certificate of completion installation and inspection.
 - Dumpster or other waste containers stored on site
 - Portable Restroom Facilities.
 - Completion of work

- Reference the currently adopted Standard for compliance during new home construction.
- **Owner must revise and resubmit proposed tree removals requiring trees marked #'s 1 & 2 for the home and 3, 5, and 7 for the pool are to remain and are not approved for removal.**
- **Owner must correct the landscaping plan to match the tree site plan, to show the 13" Oak on the right hand side is not marked for removal and is identified to remain as shown on the tree site plan.**
- 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.
- **Owner may revise the Landscaping plan to reduce the number of proposed trees for installation as a result of saving 5 trees or can maintain the existing plan. Final installation of landscaping will be reviewed upon completion of construction and plantings must be kept and maintained.**
- 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.
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
All improvements must meet code and pass final inspection.

The motion carried unanimously.

14. Variance request for the proposed pool decking that will exceed the maximum hard surface allowed.

Home Expo Showcase LLC

120 S Timber Top Drive

Lot 10, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the Committee 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:

- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to.
 - Hours of Operation for Construction
 - Access and Safety
 - Fencing
 - Contractor Vehicles
 - Lot maintenance kept in good order and repair
 - Adherence to drainage plan, installation, inspection and certificate of completion installation and inspection.
 - Dumpster or other waste containers stored on site
 - Portable Restroom Facilities.
 - Completion of work
 - Reference the currently adopted Standard for compliance during new home construction.
- **Owner must revise and resubmit proposed tree removals requiring trees marked #'s 1 & 2 for the home and 3, 5, and 7 for the pool are to remain and are not approved for removal.**
- **Owner must correct the landscaping plan to match the tree site plan, to show the 13" Oak on the right hand side is not marked for removal and is identified to remain as shown on the tree site plan.**
- 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.

- **Owner may revise the Landscaping plan to reduce the number of proposed trees for installation as a result of saving 5 trees or can maintain the existing plan. Final installation of landscaping will be reviewed upon completion of construction and plantings must be kept and maintained.**
- 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.
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
All improvements must meet code and pass final inspection.

The motion carried unanimously.

15. Variance request for an existing fountain that encroaches into the five-foot easement.

Daniel Markey

54 Bellweather Court

Lot 08, Block 01, Section 46 Village of Panther Creek

This item was heard by the Committee 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. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal for access needed. Improvements may not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

16. Consideration and action for the proposed color change.

Samuel C Mitchell

11813 S Red Cedar Circle

Lot 26, Block 01, Section 03 Village of Grogan's Mill

This item was heard by the full Committee. The Committee deliberated regarding the color, impact to adjacent properties and potential revision options. It was then moved by Walter Lisiewski and seconded by John Anthony Brown to Table the item until the homeowner can provide a photo of the sample next to the home for better visual impact. The motion carried unanimously.

17. Consideration and action for the proposed color change.

Michael Radvansky

70 Spotted Deer Drive

Lot 17, Block 25, Section 01 Village of Indian Springs

This item was heard by the full Committee. The Committee deliberated regarding the color, impact to adjacent properties and potential revision options. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve as presented. The motion carried unanimously.

18. Consideration and action for the proposed color change.

Eversan Cooper Deerfoot LLC

C/o Elizabeth Greever

70 N Deerfoot Circle

Lot 20, Block 01, Section 28 Village of Grogan's Mill

This item was heard by the Committee 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.

19. Variance request for a proposed deck repair that will be elevated more than 30 inches above natural grade for which sealed plans have not been provided.

Mark Damiter & Karen Krumbauer

2 Fire Flicker Place

Lot 21, Block 15, Section 01 Village of Indian Springs

This item was heard by the Committee 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 apply the horizontal boards to the front to cover the open area below the deck. Additionally, the owner must maintain the vegetation in front of the decking area to soften and screen the view to the street. The improvement must meet code and pass final inspection. The motion carried unanimously.

20. Variance request for a proposed pool deck extension that will encroach into the rear easement.

Burton-Maldonado

2 Candlenut Place

Lot 12, Block 1, Section 40 Village of Cochran's Crossing

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the composite deck as presented and require the owner design the portions of decking the easement in pallets that can be easily removed for access needed. Approval by the committee does not constitute approval by any additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. 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.

21. Consideration and action for a proposed detached building/workshop that exceed the overall height and size allowed for a building or may not be considered architecturally compatible with the home or cause an impact to adjacent lot, if reviewed as a structure.

Daniel Lewis

40 Falling Star Court

Lot 10, Block 01, Section 14 Village of Panther Creek

This item was heard by the full Committee. The homeowner and neighbor were both present to address the Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the impact to adjacent properties, screening options and the overall structure itself. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to Approved on the condition the owner plant and maintain immediate vegetation to screen and minimize the view to the neighbors at the rear left. The owner may plant bamboo along the fence line as screening. Staff to review the final planting to determine significant screenings. If the owner plans to add electrical, etc, in future plans, the owner must re-apply. The motion carried unanimously.

22. Consideration and action for the home business application.

George McCabe Matthews, Jr.

2 Maple Branch Street

Lot 10, Block 04, Section 05 Village of Grogan's Mill

This item was heard by the Committee 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 must adhere to the Standards. The Home Business is approved for two years. The owner must renew by August 2022 if the business remains in operations. Additionally, the business can be revoked at any time by the discretion of the Development Standards Committee or for a violation of the Residential Development Standards. The motion carried unanimously.

23. Consideration and action regarding a Short-Term Rental application.

Triumph Doms LLC

30 Outervale Place

Lot 0032, Block 0022, Section 0001 Village of Indian Springs (WCA)

This item was heard by the Committee 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 and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all 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. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

24. Variance request for an existing driveway that exceeds the maximum width allowed.

Christophe Malsang
3 Twelve Pines Court

Lot 21, Block 01, Section 14 Village of Panther Creek

This item was heard by the Committee 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. Thank you for replacing your driveway. The motion carried unanimously.

25. Variance request for an existing front yard swing located in the front yard.

Andreei Ivasenko
79 South Woodstock Circle Drive

Lot 60, Block 03, Section 02 Village of Panther Creek

This item was heard by the Committee 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 maintains the vegetation and trees in the front yard that soften and screen the view from the street. The motion carried unanimously.

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

Richard Stimpson
1113 East Red Cedar Circle

Lot 13, Block 02, Section 10 Village of Grogan's Mill

This item was heard by the Committee 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.

VII. Consideration and discussion pertaining proposed recommendations for signage standards during the COVID-19 pandemic.

This item was heard by the full Committee. It was then moved to table the item until the Committee can review and come up with ideas on how to mitigate without hurting the intention of the business. In addition, the Committee would like to review additional photos of the problem areas. The motion carried unanimously.

VIII. Member Comments

Arthur Bredehoft thanked the staff. Arthur also asked why RDRC's were not starting yet and asked Bret to provide legal update on this issue. Walter Lisiewski checked with Bret on Legal Opinion not to meet. The motion carried unanimously.

IX. Staff Reports

Staff inquired into a homeowner from a few months ago who asked about drainage and putting it on the next agenda. Staff also clarified that the RDRCs who have not yet started, feel that a September start would be more appropriate.

X. Adjourn

It was then moved by Walter Lisiewski and seconded by John Anthony Brown to adjourn the meeting at 9:06pm

***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.
- 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. If you are calling for a specific agenda item, we will request what item you are present for; and return you to the call 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>.
- When your item is being presented, please select *9 to indicate you are present for that matter and wish to speak.

To call in to the August 5, 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 or
- (253) 215-8782 or
- (669) 900-6833 or
- (312) 626-6799 or
- (929) 205-6099 or
- (301) 715-8592 or
- (877) 853- 5247 (Toll Free) or
- (888) 788-0099 (Toll Free)

Once you have connected, you will need to enter Webinar ID: 817 2652 7060, 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 August 5, 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 August 5, 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