

NOTICE OF PUBLIC MEETING

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

DRAFT MINUTES

Development Standards Committee

October 7th, 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, October 7th, 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 October 7th, 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: 870 3673 9912**, then enter the pound sign “#” on your telephone keypad.

I. Welcome/Call Meeting to Order.

Chairman Walter Lisiewski called the meeting to order at 5:01 pm. Walt declared that in accordance with state law notice of this meeting was posted 72 hours in advance of the meeting. This posting occurred inside the boundaries of the Township at this office building. In addition, this meeting was posted online and is being held via videoconference in accordance with the declaration made by Texas Governor Gregg Abbott, which temporarily suspends certain requirements within the Texas Open Meetings Act to help reduce the potential transmission of the COVID-19 public health pandemic emergency.

Determination of a Quorum requires that at least four of our Committee members be in attendance to establish a quorum for conducting business. Walt called role and it was noted that Walt Lisiewski, Robert Heinemann, John Anderson, John A. Brown, Arthur Bredehoft, Bob Adams and Mary Funderburg were present. It was noted that a sufficient number of members are present to declare that we have a quorum.

II. Consideration and action regarding the minutes of the meeting of August 21 and September 2, 2020.

The minutes of the meeting of August 21st and September 2nd, 2020 were presented to the committee. It was moved by Arthur Bredehoft and seconded by 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 October 07, 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.thewoodlandstowntship.tx.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 October 7th, online agenda. These call-in numbers are active for the October 7^h, 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.

Public Comments:

Will McDaniel – Called in to express concerns about the ongoing development on Timber Top Drive in Grogans Mill. Mr. McDaniel presented photos and information to the Committee regarding this matter.

Edmond Chapman – Grogans Mill – Called in to express concerns about the Land Use Designation for the proposed development for the property referred to as the “The Island” located in East Shore.

Tammy Houston – Grogans Mill – Called in to express concerns about the proposed amendment to the Land Use Designation and replat for the property referred to as “The Island” located in East Shore.

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 B, D, H, I, J, K, L, M and Residential Items 1, 8 – 18, 20- 22, 24 and 25.

It was then moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List in Section VI 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 with the modification to table item 21 and to withdraw item 23 as presented by staff recommendation. The motion carried unanimously.

V. Consideration and action for temporary yard signs for installation at the Woodlands Parks within The Township.

Boy Scouts of America, Sam Houston Area Council

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. Representative Stuart Schroeder was present to address the Committee. The Committee deliberated regarding the signs, amount of time allowed for the signs to be allowed, historical precedence and applicable standards. The Committee consideration identified the constraints caused by the COVID-19 pandemic and felt an approval or one-time allowance due to the COVID-19 pandemic was understandable. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve on the condition the signs are maintained in accordance with the Residential Development Standards regarding size, location and duration. Approval by this committee does not constitute approval by the Board for signs in the Parks. Owner must obtain approval with The Woodlands Township Board of Directors. The motion carried unanimously.

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

A. Consideration and action for the proposed final plan submission for the chapel.

Diocese of Galveston/ St. Anthony of Padua Catholic Church

7801 Bay Branch Drive

Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. A representative was present to address the Committee. The committee deliberated regarding the preliminary plan approval, the Commercial Planning and Design Standards and considered the input of residents and church members. Following deliberation, the committee moved to approve the final plans for the chapel on the following conditions:

1. The roof drains and downspouts are to connect to underground storm sewers with secondary overflow only to surface drainage.
2. The East entry design has been scaled back from the previous submission regarding the scope and concrete with joint design.
3. The scheduled vegetation is outside of the Approved Species for Formal Plantings but has been approved within The Woodlands in the past and is approved.
4. Scheduled vegetation is to match previously approved plantings on campus. Recommend conditional approval.
5. All vegetation must be serviced by a permanent, concealed irrigation system.
6. The new exterior stair design matches the existing designs.
7. The scope of work includes partial demolition of the existing elevated platform for new stair components.
8. Exterior lighting cut sheets are to be provided and are to match existing fixtures in regards to intensity and light color temperature.
9. Exterior finishes are to match existing materials and colors already on campus.
10. Mechanical grills are to match the finish of similar components on campus.
11. No signage has been submitted for this project, and no signage is approved for this project or construction at this time.
12. Provide a Construction Activity Plan (Indicate construction access, protective fence location, construction staging area, location of portable toilets, type of fencing screen material, and color). Elements that are higher than the protective screening are to be neutral in color. No construction zone elements or preparation areas are to encroach into the fire lanes without written approval from the Fire Marshal. Include a construction schedule.
13. Exterior surface mounted electrical outlets, panels and conduits are to be finished to match the adjacent surface.
14. Exterior security cameras are to be finished to match the adjacent surface to which they are attached.
15. Recommend a third party arborist be contracted to create a strategy to protect and manage the health of existing trees adjacent to the Chapel demo and construction area.
16. Contractor is to adhere to the allowed construction hours as defined in the Commercial Planning and

Design Standards. The hours of construction for exterior work must be defined in a construction plan and coordinated with the Covenant Administration Designated Staff to correspond with the adjacent property owners. Construction hours are 6:00 A.M. to 8:00 P.M Monday through Friday and 8:00 A.M. to 8:00 P.M. weekends and holidays. However, the committee action further restricts these hours by requirement of a construction schedule to define specific dates and times. Should there be any neighbor concerns regarding construction noise, lighting or other objectionable effects; the owner is to work with the Covenant Administration staff to remedy the situation.

17. Contractor is to work with staff to coordinate for any lighting or construction activity that may need to occur in the darker times of the day.

The motion carried unanimously.

B. Consideration and action for the proposed rehearing request regarding the conditions of approval for the building and monument sign.

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 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 the item from consideration. The motion carried unanimously.

C. Variance request for the proposed conceptual plans for an exterior seating area which will remove a landscaped island with a tree and the installation of a drive-thru with window.

Finial Senterra College Park LLC

3335 College Park Drive

Lot 0806 Block 0388 Section 0999 Village of College Park

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. A representative was present to address the Committee. The committee deliberated the proposed plans, applicable standards, impact to adjacent properties and overall compatibility with the character of The Woodlands. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to table the item and place it on the agenda item for the meeting of October 21st. The motion carried unanimously.

D. Variance request for a proposed building sign that does not match the monument sign does not comply with the required background color and does not contain a trademarked logo.

Columbia Texas Grogans Industrial LP/ Market Street Framing Studio

9391 Grogan's Mill Road, Suite B4

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 Bob Adams and seconded by John Anderson to approve a variance for the building and monument sign not to match, on the following conditions:

- Allow white background for sign face provided the owner work with staff and submit revised design criteria to adopt. Once adopted the criteria will be required for use by all tenants for sign submissions. (Staff has already obtained the owner's approval to proceed with this option).
- Tenant must obtain a trademark for the name/logo as it appears on the sign with either the US Patent & Trademark Office or the Texas Secretary of State within one year of the date of approval, no later than October 7, 2021. Failure to obtain the required trademark will result in removal of the sign and requirement to revise and resubmit.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- E. Variance request for a proposed sign package that contains a logo that is not trademarked and exceeds the maximum size allowed and includes a building sign and monument sign that do not match.

Shadowbend Partners/RH Insurance Agency

5202 Shadowbend Place

Lot 0220 Block 0163 Section 0043 Village of Cochran's Crossing

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. A representative was present to address the Committee. The Committee reviewed the proposal, existing conditions and applicable standards. After deliberation the Committee denied the request as presented and requires the owner revise and resubmit the proposal on the following conditions:

- Revise the submission to incorporate the name "Rick Hernandez" and eliminate the repeated use of the word "Agency" in all lines of text as displayed including the logo and any associated subtext or placards.
- Revise the submission to eliminate the dark placard in order to keep all lines of text and logos displayed as one consistent color.
- The Committee suggests that the "Rick Hernandez" subtext may be revised to a pin mounted letter style as opposed to a contrasting placard.

The Committee also suggests revising the logo to eliminate the use of "Agency" and include "Rick Hernandez" followed by a subtext that says "Insurance Agency" in an attempt to make it more visually consistent with the character of the Woodlands.

The motion carried unanimously.

- F. Consideration and action to amend the conditions of approval for the size and location of the pumpkin patch temporary event.

GRI Woodlands Crossing LLC / Trader Joe's

10868 Kuykendahl Road, Suite A

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. A representative was present to address the Committee. The Committee deliberated regarding the pumpkin patch, impact to adjacent properties, concerns regarding safety, ADA compliance and overall compatibility with the Neighborhood. It was then moved by Bob Adams and seconded by John Anderson to approve the revised layout of the pumpkin patch on the following conditions:

- The layout in the additional parking spaces must be revised to mirror the layout in the approved location. Including but not limited to,
 - Fencing that must be added on all sides with the entrance facing the walkway area.
 - All products must be stored within the fenced in areas.
 - The fencing design must match the design of the fence on the original side. This will remove the support brackets that protrude at the base of the fencing.
- No new signs are approved at this time.

The motion carried unanimously.

- G. Variance request for the proposed exterior remodeling to include color change, the addition of a door, planters and patio seating which requires the removal of one tree.

IMI MSW LLC / Sweetgreen

9595 Six Pines Drive, Suite 1065

Lot 7112 Block 0599 Section 0999 Village of Town Center

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. A representative was present to address the Committee. The Committee deliberated regarding the proposed exterior remodeling, color change and the associated tree removal. It was then moved by Bob Adams and seconded by John Anderson to conditionally amend the permit on the following conditions:

- The exterior is conditionally approved to be repainted bright white with the addition of an exterior door on the north façade and windows removed and replaced with hard surface area, painted white—all modifications to follow the manufacturer's preparation and installation guidelines.
- Five (5) rows of neon lights proposed in the canopy reveals; White, Dark Green, Light Green, Blue, White (top to bottom) are conditionally approved pending light does not disturb adjacent tenants.
- HVAC units to be screened from ground-level view.
- No signage is approved at this time. The signage package to be submitted separately.
- Proposed tree removal to clear room for patio furniture is disapproved. Revise patio furniture layout so that tables and chairs are parallel with the building storefront. Place table sets as four (4) on the east façade and four (4) on the north façade. ADA walkways are to be maintained at all times. Revise and resubmit for Staff Review
- Outdoor patio furniture to be of a durable commercial grade resistant to the weather elements.
- Patio furniture to be maintained in like-new condition at all times.
- No signage is to be displayed on any part of the patio furniture.
- No umbrellas are approved at this time.
- Planters are to be filled with plants from The Woodlands Standards Approved Planting List.
- Planters are to be watered and maintained on a regular basis for a healthy, vibrant appearance.
- Sidewalks are to be cleaned on a regular basis to avoid staining the sidewalk.
- Must comply with Commercial Planning and Design Standards.
- Staff to coordinate final submission
- Tree not be removed.

The motion carried unanimously.

H. Consideration and action for the proposed construction staging area.

IMI MSW LLC / Sweetgreen

9595 Six Pines Drive, Suite 1065

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 approve as presented. Installation must be in accordance with the approved plans and area must be maintained in good order and repair. The motion carried unanimously.

I. Variance request for a monument sign that does not include a trademarked logo, has more than one background color, includes the entire street address and is not located on the street identified in the street address.

Scorpions Properties Ltd / Crown Pediatric Speech Therapy

9450 Grogan's Mill Road, Suite #200

Lot 0340 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:

- Variance is allowed for street address to remain.
- Owner is to repair damage to sign to like-new condition.
- Owner to provide trademark with either the US Patent & Trademark office or the Texas Secretary of State within one year of this approval or the logo must be removed from sign.
- Must comply with the Commercial Planning and Design Standards, including, but not limited to, the installation of a landscape bed with permanent irrigation.

The motion carried unanimously.

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

Wells Fargo Bank

4880 W. Panther Creek Drive

Lot 0325 Block 0045 Section 0040 Village of Panther Creek

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:

- A variance is conditionally approved for lighting to exceed 0.1 fc at the property line. The committee reserves the right to reduce light output or require additional light shielding as necessary.
- Owner is to update all existing pole lighting on the property.
- All exterior light fixture housings are to be dark bronze in finish to match existing. Owner must revise and resubmit new cut sheets to define all fixtures to be dark bronze to match.
- Light color temperature is not to exceed 4000K color temperature as submitted and all light fixtures to be within 500K color temperature of each other fixture.
- No other exterior modification is 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.

K. Consideration and action for the addition of a courtyard divider wall and the extension of the rear patio.

Dirk D. Laukien

2630 Technology Forest Boulevard

Lot 9146 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:

- Applicant proposed a CMU wall to enclose a dedicated entry to Study with new concealed power and networking in the courtyard, and planter extension is conditionally approved pending completion in accordance with manufacturer and engineering specifications and plan drawings.
- Applicant proposed an additional four (4') foot wide concrete patio extension with a 12-inch by 18-inch grade beam is conditionally approved pending completion in accordance with manufacturer and engineering specifications and plan drawings.
- All new concrete shall match the existing top finish and be dowelled into existing concrete.
- No modifications shall be visible from the outside of the property.
- No other exterior modifications are approved at this time. All exterior modifications require the review and approval of the CSC committee.

The motion carried unanimously.

L. Variance request for a sign package that includes a monument sign that does not have a single background color; and consideration and action for the directional and building number signs.

Fairfield Montfair LLC / Montfair at The Woodlands

10851 W. Montfair Boulevard

Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge

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. The motion carried unanimously.

M. Consideration and action for the proposed blade sign.

Glen Loch Shopping Center/Family Hair Design

27150 Glen Loch Drive

Lot 005 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 Bob Adams and seconded by John Anderson to approve as presented. No other signs are approved at this time. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

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

1. Consideration and action for the proposed new home construction.

Jeff Paul Custom Homes
128 S Timber Top Drive

Lot 14, 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 the new home construction on the following conditions:

- Owner must modify the landscaping plan to show a minimum of 5 trees installed as reforestation for the 10 trees proposed for removal.
- *Owner must adhere to the proposed Living area provided in this plan. If the owner intends to add additional living space, once the Amended Land Use Designation has been executed, a revised set of plans must be submitted for review and may require review by the Development Standards Committee or their designee.*
- Owner must adhere to the construction timeline in accordance with the Standards. 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.
- Owner must adhere to the proposed Landscape Plan upon completion of construction and plantings must be kept maintained. Staff to review final installation for determination of sufficient reforestation.
- 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:
 - 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.

The motion carried unanimously.

2. Variance request for a proposed pool and paving that will exceed the maximum amount of hard surface area allowed.

Ryan Lore

106 Golden Shadow Circle

Lot 07, Block 05, Section 04 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 proposed pool and paving, impact to adjacent properties, applicable standards and overall hard surface area. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to deny as presented and require the owner reduce the overall amount of hard surface on the lot or find an alternative decking material such as wood or trex deck for a permeable decking area and revise a plan to bring the pool a little closer to the home and keep trees 1, 4 and 5 as described on the plans. Additionally, the owner should submit drainage plans in accordance with the Standards. The motion carried unanimously.

3. Variance request for a proposed pool and paving that will encroach into the ten rear easement and will cause the lot to further exceed the maximum hard surface area allowed.

Jason and Maggie Brown

34 Lazy Lane

Lot 13, Block 01, Section 03 Village of Grogan's Mill in Millbend Village

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The owner(s) was present to address the Committee. The committee deliberated regarding the proposed pool and paving, impact to adjacent properties, applicable standards and overall hard surface area. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the improvement as presented and suggests the homeowner work with staff on reducing the overall amount of hard surface area, remove the existing walkways located on the left and right sides to help reduce the overall amount of hard surface area and reduce the size of the pool moving it further away from the property line. Additionally, the owner must obtain release of easement agreements for all easement holders for any portions of decking to be proposed in the easement. Agreements must be signed and executed in Montgomery County Real Property Records and reviewed and approved by the Development Standards Committee designee and their legal counsel, prior to any issuance of a permit. The Committee also suggested that those walkways could be switched to a permeable material, which would have the same effect of reducing the hard surface area.

The Committee also requires the owner to revise the plans to pull the decking area in to reduce the level of encroachment and to create more of a 'buffer' between the decking line and the property line. Any of the decking remaining in the easement will require a release of easement granted by the appropriate companies and/or agencies. Please see attached PowerPoint for additional details.

Additionally, the Committee requires the owner submit a drainage plan that is in accordance with the Residential Standards. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. The motion carried unanimously.

4. Rehearing regarding disapproval of variance request for the existing color change that was not considered to be a muted shade nor consistent with the neighborhood's existing character.

John Bizer

11 Gate Hill Drive

Lot 06, Block 20, Section 01 Village of Indian Springs

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The owner(s) was present to address the Committee. The committee deliberated regarding the original motion, applicable standards, new information submitted by the owner and possible revision options. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to deny the improvement as presented and re-affirmed the original action to require the owner resubmit an application for a color change for review by the Residential Design Review Committee. A new application must be submitted within 30 days; otherwise it will be considered a violation of the standards. The owner may work with staff on selecting a color that is approvable. The motion carried unanimously.

5. Variance request for an existing fence color that was not considered to be architecturally compatible with the home and neighborhood when acted upon by the Residential Design Review Committee.

Violet Virina

107 S Timber Top Drive

Lot 08, Block 02, Section 15 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 existing fence, color, and overall architectural compatibility with the neighborhood. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to deny as presented and require the owner to revise and resubmit with an approvable color. The motion carried unanimously.

6. Consideration and action for a revised color change submission

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 reviewed the presentation from the staff. The committee deliberated regarding the proposed color revisions, applicable standards and overall architectural compatibility with the neighborhood. It was then moved by John Anthony Brown and seconded by Arthur Bredehoft to approve Revision B as presented. The motion carried unanimously.

7. Variance request for a proposed color change that includes painting the brick which is prohibited by the neighborhood criteria

Robert Bush

75 Bitterwood Circle

Lot 19, Block 01, Section 20 Village of Panther Creek

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The committee deliberated regarding the proposed color change, applicable standards and overall architectural compatibility with the neighborhood. It was then moved by Walter Lisiewski and seconded by John Anthony Brown to allow the painted brick on the condition the owner applies an additional color to the trim and/or accents to the home. Consider advising staff to modify the Criteria to reflect the current status of the neighborhood regarding color.

The motion carried unanimously.

8. Consideration and action for a proposed patio cover with integrated fire place, pizza oven and summer kitchen that may cause an impact neighboring properties, and may not be architecturally compatible with the home, specifically the mass, scale, and proportion of the patio cover

Jon Joslin

55 Thorn Berry Place

Lot 01, 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 on the following conditions:

- Owner must plant and maintain vegetation in the rear side yard, nearest the fence adjacent to Thornberry Place off of Rush Haven to soften and scree the view. Owner can add vegetation to the existing landscaped bed outside of the fence.
- Improvement 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.

9. Variance request for an existing patio cover with an overhang that extends beyond the platted building line.

Cody and Farra Baranowski

13 N Timber Top Drive

Lot 47, Block 02, Section 13 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 improvement meets code and passes final inspection. The motion carried unanimously.

10. Variance request for a proposed wood fence that will be built with the construction side facing out from the lot, and includes a front facing wrought iron fence, that was not considered to be architecturally compatible with the neighborhood, when acted upon by the Residential Design Review Committee.

Brenda J. Troutt-White

35 E Stony Bridge Court

Lot 10, Block 04, Section 13 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 on the condition the portion of fencing construction side out is not visible to the street. IN the event a portion of the neighboring property fence is modified causing the construction side members to be visible, the owner will be required to modify the fence (double sided or shadow box) to eliminate the construction side visibility. The motion carried unanimously.

11. Variance request for a proposed patio cover that encroaches into the 40' rear setback and 7' side setbacks

Sergio & Silvina Zecchi

19 Pleasure Cove Drive

Lot 07, Block 02, Section 24 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 existing vegetation to the side of the improvement, to screen the view from the adjacent neighbor. The improvements must meet code and pass final inspection. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

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

Jerrick Lo

3120 N. Millbend Drive

Lot 0003, Block 0003, Section 0007 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 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.

13. Consideration and action regarding a proposed home business.

Keith Landau

34 North Wavy Oak Circle

Lot 04, Block 07, Section 07 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 must comply with the Standard Regarding home business operations. Business is approved for 2 years and must be renewed by October 2022. Home Business may be revoked for a violation of the Standards or at the discretion of the Development Standards committee. All vehicles in conjunction with business must be parked in the driveway in accordance with the Residential Standards. The motion carried unanimously.

14. Consideration and action regarding a proposed home business.

Everett Ison

37 Hickory Oak Drive

Lot 32, Block 02, Section 15 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 must comply with the Standard Regarding home business operations. Business is approved for 2 years and must be renewed by October

2022. Home Business may be revoked for a violation of the Standards or at the discretion of the Development Standards committee. The motion carried unanimously.

15. Variance request for an existing garage conversion that does not maintain a sufficient area to park two vehicles
Francisco Costa
42 South Circlewood Glen
Lot 21, Block 02, Section 09 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 deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the garage conversion and return the area to a garage when the owner no longer owns the home, sells or transfers title or the addition is no longer needed. Memorandum will be recorded at the courthouse and binding on the land. Improvement must meet code and pass final inspection. The motion carried unanimously.

16. Variance request for existing walkway that exceeds the maximum width allowed.
Francisco Costa
42 South Circlewood Glen
Lot 21, Block 02, Section 09 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 walkway is maintained in good order and repair. The owner must plant and maintain a small landscape bed to the front of the walkway to soften and screen the view to the street. The motion carried unanimously.

17. Variance request for an existing driveway widening that exceeds the maximum width allowed for two car garages
Chase Lambin
15 Abbey Brook Place
Lot 27, Block 3, Section 6 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 on the condition the owner uses the portion as a sep off area and not for parking. Additionally, the owner must maintain the yard and landscaping adjacent to the extension to soften the view. The motion carried unanimously.

18. Variance request for an existing front yard patio that encroaches into the 20 foot platted building line and 10 foot front utility easement.
Chase Lambin
15 Abbey Brook Place
Lot 27, Block 3, Section 6 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 on the condition the owner does not store any materials or furniture in the area. Additionally, the owner must maintain the yard and landscaping in front of the area to soften the view. The motion carried unanimously.

19. Variance request for an existing landscape arbor that is located in the 10 foot rear easement
David Le
26 Nightfall Place
Lot 30, Block 01, Section 28 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 table the item. The motion carried unanimously.

20. Variance request for a proposed fence that will exceed the maximum height allowed.
Benjamin LeClair
99 S Village Knoll Circle
Lot 26, Block 01, Section 10 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 on the condition that the taller must be vertically "stepped down" to a height no greater than 6 feet six inches at the front left and right hand sides, so that the fence extending from the home to the property line is no greater than 6 feet 6 inches. The motion carried unanimously.
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Donald Slatten and Paula Brumbaugh
12 Canyon Oak Place
Lot 01, Block 01, Section 14 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.
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Robert Cadey
20 Marabou Place
Lot 15, Block 04, Section 25 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 **if not resolved by January 1, 2021**, 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.
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jason Youngblood
24 N Greenbud Court
Lot 103, Block 04, Section 38 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 withdraw. The motion carried unanimously.
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Brendt Doane
32 Night Hawk Place

Lot 17, Block 07, Section 25 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.

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

Anne I Barr

73 W Timberspire Ct

Lot 118, Block 04, Section 38 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.

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

No action was taken at this time.

IX. Consideration and action regarding future facilitation of remote and/or in person Development Standards Committee meetings.

This item was reviewed by the full Committee. The Committee deliberated regarding the future facilitation of remote and/or in person Development Standards Committee meetings. The Committee discussed remaining virtual via videoconferencing for the remainder of the year, provided the allowance continues under the temporary suspension of certain requirements of the Texas Open Meetings Act. The Committee will revisit the matter at the beginning of the year 2021 or until there have been updates regarding this issue from either the Township Board or the Governor. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to revisit at the first meeting in January and to also remain under video conferencing as allowed by the temporary suspension of certain requirements of the Texas Open Meetings Act. The motion carried unanimously.

I. Member Comments

The Committee thanked the staff.

II. Staff Reports

Hennie Van Rensburg provided an update the Committee on the operational status of the Residential Design Review Committees.

III. Adjourn

It was then moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 8:22pm. The motion carried unanimously.

***Modified Guidelines for Public Comments to be used when the Committee is meeting via videoconference during the COVID-19 Pandemic Emergency**
On March 16, 2020, Texas Governor Greg Abbott temporarily suspended certain requirements within the Texas Open Meetings Act (TOMA) to help

reduce the potential transmission of COVID-19. These provisions relate to the public health pandemic emergency. The Township began using videoconferencing for their March 25, 2020 Board meeting, and will continue to use this format until normal Township operations have resumed. The following guidelines will be used to allow the public to provide public comment in accordance with the Open Meetings Act and have been modified for the purpose of the Board's meetings held by videoconference.

Participation by members of the public in open meetings of the Development Standards Committee is welcomed and encouraged. A "public comment" agenda item is included at the beginning of all regular meeting agendas. To produce the most efficient and effective process for allowing constituents to address the Committee, The Committee accepts public comments in accordance with State Law and the following Guidelines for Participating in Public Meetings, which have been adjusted due to the use of videoconferencing during the COVID-19 pandemic emergency:

- Individuals, who wish to make general announcements, address a topic that is not included on the agenda, or who wish to address specific agenda items must do so under the "public comments" agenda item at the beginning of the meeting.
- Individuals will be limited to a total of three (3) minutes regardless of the number of topics, and individuals who provide and utilize a translator will be limited to a total of six (6) minutes.
- 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.
- If your call is engaged and you are muted and wish to speak, *6 will unmute your call.

To call in to the October 7, 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: 870 3673 9912, 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 October 7, 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 October 7, 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

