

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
December 1st, 2020 at 5:00 p.m.
The Woodlands Township**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on Tuesday, December 1st, 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 December 1st, 2020 Development Standards Committee meeting to provide public comment or speak on a specific item, 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: 895 5314 3457**, then enter the pound sign “#” on your telephone keypad.

I. Welcome/Call Meeting to Order.

Chairman Walter Lisiewski called the meeting to order at 5:02 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 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. 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 November 4th, 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 November 4th, 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:

No public comments at this time.

III. Consideration and action regarding the minutes of the meeting of November 4th, 2020.

The minutes of the meeting of November 4th, 2020 were presented to the committee. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the minutes as presented. The motion carried unanimously.

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

These items were reviewed by The Committee. The lists consisted of Commercial Items H, J, K, L, M and Residential Items 9, 10, 12, 13, 16, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30.

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. The motion carried unanimously.

It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List in Section VII as presented by staff recommendation. The motion carried unanimously.

V. Recess to Executive Session to consult with the Development Standards Committee’s attorney pursuant to 551.071, Texas Government Code.

The Committee convened in executive session at 5:14 p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

VI. Reconvene in Public Session.

The Committee reconvened in public session at 6:20 p.m.

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

A. Receive, consider and act on the status and project completion 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. Legal Counsel provided an update to the Committee. The Committee reviewed the presentation from the staff. Affected neighbors were present to address the Committee. The committee deliberated regarding the current status of the sound mitigating equipment, responses from affected neighbors and potential resolutions. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to consider the equipment to be in compliance with the standards but reserve the right to rehear if the homeowners provide data from a qualified sound study that finds evidence of conditions of approval not being met. The motion carried unanimously.

B. Variance request to trim and remove vegetation from the forest preserve to create a view corridor.

ALDEN BRIDGE COMPLEX LLC

Alden Bridge Complex LLC / Shops at Alden Bridge

3759 FM 1488

Lot 1907 Block 0549 Section 0047 Village of Alden Bridge

This item was heard by the full Committee. The Committee reviewed the presentation from the staff.

Representatives of the shops and owner of the shopping centers were present to address the Committee. The committee deliberated regarding the existing vegetation, applicable standards, and potential solutions. It was then moved by Bob Adams and seconded by John Anderson to adhere to the original subcommittee recommendation to disprove with the following details included:

- Applicant is disapproved for any mid-growth clearing within the Forest Preserves along FM 1488 and Kuykendahl Road.
- No clearing is permitted in a Forest Preserve within The Woodlands. North of FM 1488 is not in The Woodlands Jurisdiction. HEB has natural voids in vegetation and new plantings that will grow within the Forest Preserve. It is recommended that The Woodlands Township analyze the HEB property for proper vegetation density.
- Submit an application to add supplemental plantings to fill the visual void within the Forest Preserve as shown at the north CVS monument sign, as defined on the approved planting list and as per the maintenance requirements of Forest Preserves indicated in The Woodlands Standards.
No other exterior modifications are approved other than specifically submitted and approved within this written or prior approval. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

C. Variance request to trim and remove vegetation from the forest preserve to create a view corridor.

Alden Bridge Complex LLC / CVS Pharmacy

3705 FM 1488

Lot 1906 Block 0549 Section 0047 Village of Alden Bridge

This item was heard by the full Committee. The Committee reviewed the presentation from the staff.

Representatives of the shops and owner of the shopping centers were present to address the Committee. The committee deliberated regarding the existing vegetation, applicable standards, and potential solutions. It was then moved by Bob Adams and seconded by John Anderson to adhere to the original subcommittee recommendation to disprove:

- Applicant is disapproved for any mid-growth clearing within the Forest Preserves along FM 1488 and Kuykendahl Road.

- No clearing is permitted in a Forest Preserve within The Woodlands. North of FM 1488 is not in The Woodlands Jurisdiction. HEB has natural voids in vegetation and new plantings that will grow within the Forest Preserve. It is recommended that The Woodlands Township analyze the HEB property for proper vegetation density.
- Submit an application to add supplemental plantings to fill the visual void within the Forest Preserve as shown at the north CVS monument sign, as defined on the approved planting list and as per the maintenance requirements of Forest Preserves indicated in The Woodlands Standards.
No other exterior modifications are approved other than specifically submitted and approved within this written or prior approval. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

- D. Variance request for existing vinyl signage which is not a part of the registered name of the business (CVS) and advertise services and products available.

Alden Bridge Complex LLC / CVS Pharmacy
3705 FM 1488

Lot 1906 Block 0549 Section 0047 Village of Alden Bridge

This item was heard by the full Committee. The Committee reviewed the presentation from the staff.

Representatives of the shops were present to address the Committee. The committee deliberated regarding the proposed improvement, applicable standards, and potential solutions. It was then moved by Bob Adams and seconded by John Anderson to adhere to the subcommittee recommendation for conditional approval:

- Full lite window vinyl is not permitted per The Woodlands Standards and is disapproved and shall be removed immediately from all four (4) store front windows.
- Applicant is conditionally approved for one (1) window graphic to include "HealthHub Services" with registered logo in white die-cut vinyl limited to an area of 12-inches tall by 24-inches wide maximum located on the right side-lite.
- A variance is conditionally approved to keep "Hours of Operation" plaque with the red border painted to match window frames and text to fit within the plaque frame, or remove unapproved "Hours" plaque and replace with window graphics that comply with The Woodlands Standards.
- Remove unapproved A-Frame and pedestal signs which are advertising services. Advertisement of services is not permitted per The Woodlands Standards.

No other exterior signage is approved other than specifically submitted and approved within this written or prior approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

- E. Consideration and discussion for the proposed monument sign.

The Woodlands Township
9669 Grogan's Mill Road

Lot 0311 Block 0547 Section 0006 Village of Town Center

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The committee deliberated regarding the proposed improvement, applicable standards, and potential solutions. It was then moved by Bob Adams and seconded by John Anderson to approve on the condition it is revised to include a light gray background. The motion carried unanimously.

- F. Variance request for an existing building sign that does not comply with the building criteria, includes a logo that is not trademarked and exceeds the maximum size allowed.

Columbia Texas Grogans Industrial LP/ Binder Scientific
9391 Grogan's Mill Road, Suite A1

Lot 0210 Block 0599 Section 0999 Village of Research Forest

This item was heard by the full Committee. The staff provided the committee with a presentation. The committee considered the proposal and the existing conditions. Following deliberation, the Committee move to approve the variance request for the existing building sign on the following conditions:

- Approve on the condition the owner modify the logo, by reducing the overall size to no more than 20', to comply with the Commercial Planning and Design Standards.
- Revise and resubmit the plans to reflect a sign without the backer. The Committee felt that the style without the backer appeared to be more in line with the architectural compatibility and character of the the Woodlands.
- Owner must provide proof of a trademark for the logo with either the United States Patent & Trademark Office or the Texas Secretary of State within one year of this date, no later than December 1, 2021. Failure to obtain trademark, will require the owner to revise and resubmit without a logo.
- The Committee suggests that the owner modify the building criteria to update the design criteria and allow for a pin-mounted style.

The motion carried unanimously.

- G. Variance request for the existing wood and linen storage containers located in the parking lot, reducing the number of spaces for parking to below the minimum number of parking spaces required.

Killen's LLC / Killen's Steakhouse

1700 Research Forest Drive

Lot 9408 Block 0350 Section 1000 Village of Research Forest

This item was heard by the full Committee. The staff provided the committee with a presentation. The committee considered the proposal and the existing conditions. Following deliberation, the Committee moved to approve the variance for the storage containers on the following conditions:

- Killen's Steakhouse is conditionally approved for three (3) linen storage sheds and two (2) wood storage racks.
- Storage is placed taking up three designated parking spaces. Parking requirements must still meet The Woodlands Parking Ratio requirement standard.
- No other exterior modifications are approved other than specifically submitted and approved within this written approval. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- The storage sheds and wood racks must be screened with a masonry wall that compliments the building's architecture and includes an access door. The enclosure is to match the existing enclosure in both height and material finishes. Please submit plans for the masonry wall to our staff so that we may review if they are in accordance with the committee's actions.

The motion carried unanimously.

- H. Consideration and action regarding the proposed outdoor patio furniture.

Killens Land & Cattle Co LLC

8800 Six Pines Drive

Lot 6603 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:

- Killen's Barbeque is conditionally approved for eight (8) picnic tables to be placed on the exterior patio.
- No other exterior modifications are approved other than specifically submitted and previously approved. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- ADA accessible walkways must be maintained at all times.
- Construction of picnic tables shall be exterior grade pressure treated lumber bolted together with standard galvanized corrosive resistant bolts and hardware.
Consider finishing tables with a stain so that all tables have a uniform color.

The motion carried unanimously.

- I. Variance request for the conceptually proposed plans for an enclosed patio area that will include the removal of parking spaces and trees.

REG8 Sterling Ridge / Sterling Ridge Shopping Center

6700 Woodlands Parkway, Suite 250

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

This item was heard by the full Committee. The Committee reviewed a presentation from the staff. Following deliberation, the Committee moved to deny the variance as presented and suggests the owner revise and resubmit to include following:

- Revise and resubmit the plans to shift the inner trees to the outer edge of the street in an attempt to save the existing vegetation. The Committee felt the protection of the existing canopy was crucial in reviewing the application.
- The property on the other side of the street is allowed to complete a similar action but is not required to complete the same modifications. This would allow for uniformity of the exteriors if and when the other property decides to the same.

The motion carried unanimously.

J. Consideration and action regarding a proposed monument sign that will contain two addresses.

Alden Heights Place LLC / Panther Creek Professional Plaza

4840 W. Panther Creek Drive

Lots 0310 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:

- Owner is to install a landscape bed with permanent, concealed irrigation in accordance with the Standards.
- Tenant panels for Village Medical Center and Bluebonnet Endodontics are approved as submitted. No other tenant names are approved at this time. Additional tenant panels require the review and approval of the plan review committee or its designee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

K. Variance request for the proposed building and blade signs that do not include a registered trademarked logo.

Regency Centers / Face to Face Spa

4775 W. Panther Creek Drive, Suite 220B

Lot 0283 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:

- Owner is to obtain trademark with the United States Patent and Trademark Office or the Texas Secretary of State for name and logo within one year of the date of approval. If owner cannot obtain a trademark by December 1, 2021, the logo will be required to be removed from the sign.
- Fasteners are to be concealed and painted to match the sign background.
- No other signs are approved at this time.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

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

Indian Springs at Woodlands LTD / Wells Fargo Bank

6621 Woodlands Parkway

Lot 0500 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 on the following conditions:

- Wells Fargo is conditionally approved to replace a total of twenty-six (26) light fixtures with LED fixtures. Improvements are a result of mandated federal and state laws, as well as the Wells Fargo security policies.
- Building and site lighting is not to exceed 0.1 fc of light output at the property line. A variance is approved for lighting output up to 0.5 fc near parking light poles and driveway as the property is surrounded by commercial property and R-O-W.
- The DSC Committee reserves the right to reduce light output or require additional light shielding as necessary.

- All exterior light fixture housings are to match the substrate to which the fixtures are being attached. Brick/EIFS substrate to receive dark bronze fixtures and aluminum to receive anodized look fixtures.
- Light color temperature is not to exceed 4000K as submitted. All light fixtures are to be within 500K color temperature of each other.
- Parking lot light fixtures to have proper light shields to direct light away from the property perimeter.
- Parking lot light poles are faded and shall be refinished dark bronze to match the new light fixture finish.
- Building wall wash and unshielded flood lights are not permitted. Remove light pole and building mounted flood light fixtures.
- No other exterior modifications are approved other than specifically submitted and approved within this written approval. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

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

2978 Colonnade Group LP / Folk Portraits

30420 FM 2978

Lot 0110 Block 0458Section 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 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 of the Residential Applications and Covenant Violations.

1. Request for a rehearing from the neighboring property owners Torres/Sanchez at 67 North Curly Willow, regarding the variance request for patio cover with summer kitchen, outdoor bath and storage area that do not respect the 25-foot rear building setback, located at 63 North Curly Willow Circle Lot 13, Block 02, Section 15 Village of Creekside Park West

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The committee deliberated regarding the new information provided by the homeowner. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to not approve the rehearing based on the new evidence heard. The motion carried unanimously.

2. Variance request for a proposed patio cover with fireplace and summer kitchen that does not respect the rear 30 foot and side 8 foot setbacks.

Robert M. Schapiro

82 East Bracebridge Circle

Lot 36, Block 01, Section 21 Village of Indians Spring (TWA)

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The committee deliberated regarding the proposed improvements, impact to adjacent properties, and applicable standards. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve –Staff to review upon completion to determine if sufficient screening. Meet code and pass inspections. All conditions must be met within 150 days of approval. Submit drainage and gutter plan for water flow off structure. 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). The motion carried unanimously.

3. Consideration and action regarding rehearing of the privacy fence previously acted on by the Development Standards Committee requiring the owner to relocate the fence and add additional vegetation.

Unirealy Management LTD

10503 E Wildwind Circle

Lot 09, Block 09, Section 12 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 privacy structure, responses from neighbors, impact to adjacent properties and new information provided. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to deny the structure as presented and require the owner modify the privacy structure as follows:

- Owner must revise and resubmit a privacy fence structure application with a location that is closer to the home and suggests relocating the fence so that it falls just behind the existing crepe myrtles. The existing crepe myrtles would also serve as additional screening for the structure.
- The owner must revise the landscaping plan to reflect the modified location of the privacy structure, additional vegetation and note the existing crepe myrtles on the plan. By moving the fence closer to the home, it would allow for more vegetation to be planted on the outside of the fence.
- The owner must also ensure that modified privacy structure and location do not include an acute angle that is not parallel with the home. The privacy structure should incorporate a ninety-degree angle style as opposed to an acute angle as reflected on the survey.
- Please submit the required documents to our office so that our staff may verify compliance with the Committee's actions. Once the required documents have been verified to be in accordance with the Committees action, the staff may then issue a final permit. A revised application and plans must be submitted within 30 days of notice for the modifications required to the privacy structure.

The motion carried unanimously.

4. Consideration and action to increase the maximum amount of living area allowed in the Initial Land Use Designation for Panther Creek Section 42.

Jeffry T Guttadauro

39 Summer Port

Lot 08, Block 03, Section 42 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 improvements, impact to adjacent properties and applicable standards. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the conceptual plans as presented but conditionally approved a concept room addition with the following revisions and conditions:

- Denied as presented and suggests the owner revise and resubmit to integrate the addition to the rear of the pavilion as opposed to the left side in an attempt to reduce impact to the rear property as well as to reduce encroachment into the setback. (see attachment for reference)
- The Committee requested that the final submission be reheard at a future meeting once the modifications that the committee suggested have been applied and sent to the staff.
- The Committee approved the amendment to the Initial Land Use Designation and allows for the owner to seek approval from 2/3rds of all the property in owners in Panther Creek Section 42 as stated in the Initial Land Use Designation. See below for details.

The motion carried unanimously.

5. Variance request for proposed concept room addition that would exceed the maximum living area allowed per the neighborhood criteria and the initial land use designation and would encroach into the 40-foot rear setback.

Jeffry T Guttadauro

39 Summer Port

Lot 08, Block 03, Section 42 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 improvements, impact to adjacent properties and applicable standards. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the conceptual plans as presented but conditionally approved a concept room addition with the following revisions and conditions:

- Denied as presented and suggests the owner revise and resubmit to integrate the addition to the rear of the pavilion as opposed to the left side in an attempt to reduce impact to the rear property as well as to reduce encroachment into the setback. (see attachment for reference)
- The Committee requested that the final submission be reheard at a future meeting once the modifications that the committee suggested have been applied and sent to the staff.
- The Committee approved the amendment to the Initial Land Use Designation and allows for the owner to seek approval from 2/3rds of all the property in owners in Panther Creek Section 42 as stated in the Initial Land Use Designation. See below for details.

The motion carried unanimously.

6. Variance request for proposed color change that was not considered compatible with the neighborhood, when acted upon by the Residential Design Review Committee.

Fernando Mladenio

11 Quiet Oak Drive

Lot 51, Block 01, Section 05 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 the proposed improvement, impact to adjacent properties and applicable standards. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve as presented and allow for limewash. The motion carried unanimously.

7. Variance request for a proposed pool that would exceed the maximum amount of water surface area allowed.

Kevin Russell Andrews

70 Smokestone Drive

Lot 23, Block 02, Section 29 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 pool, impact to adjacent properties, applicable standards and potential landscaping options. After deliberation, it was moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the proposed pool on the following conditions:

- The owner must submit a revised comprehensive drainage plan that describes comprehensive details in accordance with The Standards including but not limited to, specifications for drainage swales, piping, catch basins and drain outlets. Consider adding an additional line to the opposite side of the pool.
- The owner must plant 5 – 30 Gallon native trees anywhere on the lot for the purposes of reforestation in accordance with The Residential Standards regarding tree removals.

The motion carried unanimously.

8. Variance request for a proposed shed that would encroach into the five-foot side easement.

John E Bane

36 N High Oaks Circle

Lot 87, Block 04, Section 38 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 proposed shed, impact to adjacent properties, and landscaping options. It was then moved by John Anthony Brown and seconded by Arthur Bredehoft to deny the request as presented and suggests the owner revise and resubmit an application for a shed that is relocated out of the easement. Additionally, the Committee requires the owner to include vegetation for the purposes of screening and to minimize impact to the adjacent property. The motion carried unanimously.

9. Variance request for trees requested for removal that do not meet the requirements for removal.

McFarland Family Living Trust

7 Flatcreek Place

Lot 23, Block 02, Section 24 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 Mary Funderburg to approve as presented. The motion carried unanimously.

10. Variance request for trees requested for removal that do not meet the requirements for removal.

Edwin Stanfield

58 Summer Storm Circle

Lot 51, Block 02, Section 31 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 Mary Funderburg to withdraw the item. The motion carried unanimously.

11. Variance request for trees requested for removal that do not meet the requirements for removal.

Robert and Barbara Laible

103 West Lakemist Circle

Lot 01, Block 02, Section 20 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 the proposed removals, arborist reports, and landscaping options. It was then moved by John Anthony Brown and seconded by Arthur Bredehoft to deny the variance for the pine tree in the front yard and suggest the owner obtain an arborist report if there is any concern regarding the health of the tree and approve the bald cypress removal on the condition the owner plant and maintain 1-15-gallon native tree anywhere on the lot. Staff to work with owner on certified arborist report. The motion carried unanimously.

12. Variance request for an existing gazebo with paving that encroaches into the easements.

Juan C Arana

22 S Rain Forest Ct

Lot 27, Block 06, 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 Mary Funderburg to withdraw the item. The motion carried unanimously.

13. Variance request for a conceptually proposed patio cover that will encroach into the rear 40 foot building setback.

Andy & Tracie Lofton

47 Stone Springs Circle

Lot 12, Block 02, Section 22 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 Mary Funderburg to withdraw the item as it is a duplicate item. The motion carried unanimously.

14. Variance request for a proposed patio cover with integrated summer kitchen that will encroach into the rear 40 foot building setback.

Andy & Tracie Lofton

47 Stone Springs Circle

Lot 12, Block 02, Section 22 Village of Cochran's Crossing

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The owner and affected neighbor were present to address the committee. The committee deliberated regarding the proposed improvements, impact to adjacent properties and applicable standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to originally approve conditionally, but then was moved to rehear the item at the meeting of December 16th due to the neighbor concerns that arose during the meeting and to allow for enough to circulate the neighbor communication forms. The motion carried unanimously.

15. Variance request for a proposed fireplace that will encroach into the rear 40 foot building setback.

Andy & Tracie Lofton

47 Stone Springs Circle

Lot 12, Block 02, Section 22 Village of Cochran's Crossing

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The owner and affected neighbor were present to address the committee. The committee deliberated regarding the proposed improvements, impact to adjacent properties and applicable standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to originally approve conditionally, but then was moved to rehear the item at the meeting of December 16th due to the neighbor concerns that arose during the meeting and to allow for enough to circulate the neighbor communication forms. The motion carried unanimously.

16. Variance request for a conceptually proposed room addition that will exceed the maximum amount of living area allowed.

Steve and Lynne Charbonneau

3 Pastoral Pond Circle

Lot 06, Block 04, Section 60 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 Mary Funderburg to approve on the condition the improvements 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.

17. Variance request for a proposed addition to the home that would exceed the maximum amount of living area allowed and would encroach into the 40 foot rear setback.

Kevin R Hermis

35 Wood Cove Drive

Lot 17, Block 01, Section 24 Village of Panther Creek

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The owner and affected neighbor were present to address the committee. The committee deliberated regarding the proposed improvements, impact to adjacent properties and applicable standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table the item and rehear it at the meeting of December 16th in order to properly address neighbor and the committee's concerns regarding area above the garage. The committee requests that the owner revise the plans to include the modifications discussed with the Committee. Additionally, the committee also requests that the owner also provide a landscaping plan in accordance with the standards regarding reforestation for the trees proposed for removals. The committee allowed for the encroachment into the setback. Homeowner to work with staff and additionally, the committee designated John Anderson to review the requested modifications to ensure that they are in accordance with the motion. The motion carried unanimously.

18. Variance request for the proposed attached patio cover that would encroach into the 40 foot rear setback.

Kevin R Hermis

35 Wood Cove Drive

Lot 17, Block 01, Section 24 Village of Panther Creek

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The owner and affected neighbor were present to address the committee. The committee deliberated regarding the proposed improvements, impact to adjacent properties and applicable standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table the item and rehear it at the meeting of December 16th in order to properly address neighbor and the committee's concerns regarding area above the garage. The committee requests that the owner revise the plans to include the modifications discussed with the Committee. Additionally, the committee also requests that the owner also provide a landscaping plan in accordance with the standards regarding reforestation for the trees proposed for removals. The committee allowed for the encroachment into the setback. Homeowner to work with staff and additionally, the committee designated John Anderson to review the requested modifications to ensure that they are in accordance with the motion. The motion carried unanimously.

19. Variance request for the proposed summer kitchen that would encroach into the 40 foot rear setback.

Kevin R Hermis

35 Wood Cove Drive

Lot 17, Block 01, Section 24 Village of Panther Creek

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The owner and affected neighbor were present to address the committee. The committee deliberated regarding the proposed improvements, impact to adjacent properties and applicable standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table the item and rehear it at the meeting of December 16th in order to properly address neighbor and the committee's concerns regarding area above the garage. The committee requests that the owner revise the plans to include the modifications discussed with the Committee. Additionally, the committee also requests that the owner also provide a landscaping plan in accordance with the standards regarding reforestation for the trees proposed for removals. The committee allowed for the encroachment into the setback. Homeowner to work with staff and additionally, the committee designated John Anderson to review the requested modifications to ensure that they are in accordance with the motion. The motion carried unanimously.

20. Variance request for a proposed patio cover that will encroach into the 40 foot rear setback.

Shivani Tripathy

15 Scullers Cove Court

Lot 04, Block 01, Section 33 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 Mary Funderburg to approve on the following conditions:

- The improvements must meet code and pass final inspection.
- Owner must plant and maintain native vegetation to the rear of the structure to soften and screen the view.
- 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. Variance request for proposed Fireplace that will encroach into the 40 foot rear setback.

Shivani Tripathy

15 Scullers Cove Court

Lot 04, Block 01, Section 33 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 Mary Funderburg to approve on the following conditions:

- The 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.

22. Variance request for a proposed summer kitchen that will encroach into the 40 foot rear setback.

Shivani Tripathy

15 Scullers Cove Court

Lot 04, Block 01, Section 33 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 Mary Funderburg to approve on the following conditions:

- The 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.

23. Variance request for a proposed patio cover that will encroach into the 20 foot rear setback.

Jennifer Starns

163 W Coldbrook Circle

Lot 01, Block 03, Section 25 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 Mary Funderburg to approve on the following conditions:

- The 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.

24. Variance request for a proposed driveway replacement that will encroach into the easement and exceed the maximum width allowed.
 Juan Mayorga
 5 Dunloggin Dr.
 Lot 14, Block 01, Section 11 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 Mary Funderburg to approve as presented. Approval by this committee does not constitute approval by any other entity such as the county or easement holder. It is the owner's responsibility to obtain those approvals. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
25. Variance request for a proposed patio cover and fireplace that encroaches into the 20 foot setback line.
 Larry D Vernier
 107 West Racing Cloud Court
 Lot 31, 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 Mary Funderburg to table the item as no neighbor communication form was received. The motion carried unanimously.
26. Variance request for a proposed screen structure that will exceed the maximum height allowed for a trash cart screen and is not a pre-approved design.
 David Halphen
 106 E Shadowpoint Circle
 Lot 15, Block 03, Section 08 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 Mary Funderburg to approve as presented. The motion carried unanimously.
27. Variance request for a proposed wrought iron fence replacement that exceeds the maximum height allowed.
 Roald and Emily Hoppel
 2609 Crossvine Circle
 Lot 09, Block 05, Section 02 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 Mary Funderburg to approve as presented. The motion carried unanimously.
28. Variance request for existing street right of way improvement at the street corner that includes benches and is not located in a cul-de-sac island.
 Carlos M Calderon
 48 West Tallowberry Drive
 Lot 13, Block 01, 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 Mary Funderburg to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove only the benches from the Right of way when the owner no longer owns the home, sells or transfers title. The motion carried unanimously.
29. Variance request for an existing fence that is not setback at least three feet from the front façade of the dwelling.
 Mark & Susan Spence
 14 Smokerise Place

Lot 04, Block 06, Section 06 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 Mary Funderburg to approve on the condition vegetation is planted at the front of the fence to soften and screen the view to the street. The motion carried unanimously.

30. Consideration and action for a short-term rental application.

Daniel and Sandra Steward

76 E. Lakeridge Drive

Lot 15, Block 01, Section 03 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 Mary Funderburg 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.

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

No action taken at this time.

X. Consideration and action regarding the proposed temporary emergency conditions sign standards proposed for adoptions by the Plan Review Committees.

It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to defer to the next meeting of December 16th, 2020.

XI. Member Comments

John Anthony Brown expressed at a possible revision of how the Committee handles the rehearing process for items. Committee member Brown expressed that new information should be substantial and be provided for items to be reheard. Walter Lisiewski expressed concerns about reducing the amount of time for the meeting.

XII. Staff Reports

Hennie Van Rensburg asked the committee to possibly consider a different/earlier start time to the meetings as a way to mitigate the lengthy meeting times.

XIII. Adjourn

It was moved by John Anderson and seconded by Bob Adams to adjourn the meeting at 10:40pm.

***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 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 December 1st, 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: 895 5314 3457, 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 December 1st, 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 December 1st, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.



 Covenant Administration Manager
 For The Woodlands Township

