

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
May 5<sup>th</sup>, 2021 at 5:00 p.m.  
The Woodlands Township**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on Wednesday, May 5<sup>th</sup>, 2021, 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> Once selected go to "Watch Virtual Public Meetings"

To call in to the May 5<sup>th</sup>, 2021 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: 842 0312 6559**, then enter the pound sign "#" on your telephone keypad.

**I. Welcome/Call Meeting to Order.**

Chairman Arthur Bredehoft called the meeting to order at 5:00pm.

**II. Public Comments \*See Guidelines (listed below).**

There were no public comments.

**III. Consideration and action regarding the minutes of the meeting of April 7<sup>th</sup>, 2021.**

The minutes of the meeting of April 7<sup>th</sup>, 2021 were presented to the committee. It was moved by David Smith 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 D, E, F, B, C, G, H, J, K, L, M, N, O and Residential Items 6 – 34.

It was then moved by Bob Adams 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 David Smith 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.**

There was no executive session.

**VI. Reconvene in Public Session.**

There was no executive session.

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

A. Request for a rehearing regarding the conditions of approval for a patio renovation.

REG8 Sterling Ridge

6700 Woodlands Parkway, Suite 300

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

This item was heard by the full committee. Representatives were present to address the Committee. The Committee deliberated regarding the proposal and conditions of approval. It was moved by Robert Heinemann and seconded by Bob Adams to approve the rehearing request. The motion carried unanimously.

B. Consideration and action for the conceptually proposal for a liquid bleach tank enclosure that will include tree and vegetation removal.

Technology Forest Partners LP / Pinch A Penny Pool Patio Spa

4223 Research Forest Drive, Suite 350

Lot 6568 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:

- Pinch-A-Penny is conditionally approved for the storage tank system with spill containment as submitted with masonry enclosure measuring 12' 6" x 9' 6", 118.75 SF.
- The enclosure's height shall optimally match the lowest horizontal edge of the building-mounted conduit/reveal but must be a minimum of six inches taller than the equipment to be screened.
- Enclosure shall match the building materials with the brick wainscot as tall as on the main building structure.
- Removal of vegetation shall be limited to one (1) pine tree and two (2) large shrubs with the large Magnolia to be transplanted as indicated.
- Center owner shall replant additional trees caliper inch per caliper inch of pine tree removed on-site where agreed upon with a Township Representative.
- Screening hedges shall extend on three sides of the enclosure, from the walkway, across the back, wrapping around the sides.
- Any exterior lighting is disapproved for use on the new masonry enclosure.
- AJI Peruvian Grill signage is to be removed immediately. Repair the façade to like-new condition.
- No exterior signage is approved at this time. All exterior signage including, but not limited to, building sign, monument sign, window graphics and service graphics must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

C. Consideration and action for the proposed replacement of three rooftop air conditioning units.

Lootens Place LLC / VillaSport Athletic Club & Spa

4141 Technology Forest Boulevard

Lot 6560 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 is conditionally approved to replace 3 Roof-Top-Units. RTU-17 (20 Ton); RTU-2 (25 Ton); RTU-11 (40 Ton). No additional or optional equipment shall be installed.
- The decibel level ratings of the new RTU's at 94 dB are less than the existing units. The sound level at the property line shall not exceed 65 dB. The unit closest to the property line at 120 feet away will be 66 dB which is acceptable.
- No staging areas shall be constructed. Units to be installed one for one where existing units are located.
- The existing RTUs are visible from public view. Roof-mounted screening devices are to be installed and shall match other screening devices in place. All access doors on units and a part of the screening shall be painted to match. Staff to work with owner to verify any additional existing units that will require screening.
- 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 committee reserves the right to rehear this item if a nuisance or impact is observed or brought forward.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- D. Variance request for the conceptual proposal for two recovery suites that will require tree removals, one building that will encroach over the twenty-five-foot building setback line and parking that does not meet the minimum amount of parking spaces required.

Cortes Real Properties / Hourglass Surgery Center

12721 Sawmill Road

Lot 0210 Block 0599 Section 0046 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 Bob Adams and seconded by John Anderson to **TABLE**. The motion carried unanimously.

- E. Variance request for the existing storage shed that is located over the twenty-five-foot building setback.

Cortes Real Properties / Hourglass Surgery Center

12721 Sawmill Road

Lot 0210 Block 0599 Section 0046 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 Bob Adams and seconded by John Anderson to **TABLE**. The motion carried unanimously.

- F. Consideration and action for the proposed landscaping plan for the reforestation of the forest preserve and the removal of three dead trees.

Cortes Real Properties / Hourglass Surgery Center

12721 Sawmill Road

Lot 0210 Block 0599 Section 0046 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 Bob Adams and seconded by John Anderson to **TABLE**. The motion carried unanimously.

- G. Variance request for the proposed monument sign panel that does not match the building sign.

Haidar Estates LLC / Radiance Medical Aesthetics & Wellness

9940 Woodlands Parkway, Suite 500-600

Lot 9940 Block 0078 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 approve on the following conditions:

- Panels are to be routed aluminum with white acrylic backing and painted to match adjacent panels.
- A variance is approved for the "Radiance" monument panel to differ from the building sign. (Radiance vs. Radiance Medical Aesthetics & Wellness)
- Leave 1-1/2 - inches of clearance around the perimeter of each monument panel.
- Monument sign landscaping is to be mature in appearance and shall be fertilized to reach growth maturity within three (3) months.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or previously. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

- This approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

H. Variance request for the proposed monument sign panel that does not match building sign.

Haidar Estates LLC / Salon at Radiance

9940 Woodlands Parkway, Suite 700-800

Lot 9940 Block 0078 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 approve on the following conditions:

- Panels are to be routed aluminum with white acrylic backing and painted to match adjacent panels.
- The "Salon at Radiance" monument sign panel design and character font shall match the building sign. (revise and resubmit)
- Leave 1-1/2 - inches of clearance around the perimeter of each monument panel.
- Monument sign landscaping is to be mature in appearance and shall be fertilized to reach growth maturity within three (3) months.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or previously. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

I. Variance request for the existing building and monument signs that do not match the registered name of the business and include a logo that is not trademarked.

Hemet 664 LLC / Ryan W. Comeaux DDS

8008 Ashlane Way, Suite 150

Lot 0825 Block 0499 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. Representatives were present to address the Committee. The Committee deliberated regarding the proposal and conditions of approval. It was moved by Bob Adams and seconded by John Anderson to disapprove on the following conditions:

- The applicant is disapproved for the installed building sign and monument panel without permit approval.
- The building sign as installed does not match the registered assumed business name "Comeaux Dental Group" and includes a non-trademarked logo.
- Remove the building sign and repair the façade to like-new condition. Submit for a new building sign to display the business name as registered, and that complies with the center signage criteria.
- Dentist's name may be included on the building sign but must be smaller than "Comeaux Dental Group".
- Remove monument panel and install blank panel painted to match adjacent panels. Submit for new monument panel to display business name as registered. The Monument sign is to match the building sign in both characters and design per The Woodlands Standards.

No exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installations.

The motion carried unanimously.

J. Variance request for a building sign that does not contain a trademarked logo, contains three lines of copy, and exceeds the maximum height and logo size allowed and an arcade sign that does not comply with the shopping center criteria regarding font, size, and color.

US Regency Alden Bridge LLC / Highland Woods Health

8000 Research Forest Drive, Suite 360

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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 conditionally approve the signage request for Highland Woods Health on the following conditions:

- Proposed channel letter sign is conditionally approved with 5-inch returns and illuminated. Return color is to match the face color.
- Proposed building sign does not meet The Woodlands Standards at 41.1 inches tall. The overall scale shall be reduced (including logo) so height does not exceed 36-inches. The logo may not exceed 20% of the message area.
- The building sign is to be centered equal-distant from the left, right, and bottom of the message area as indicated.
- Blade sign text matches the proposed building sign. A variance is approved to allow the blade sign to match the font type and color of the building sign. A logo is not permitted on blade signs.
- Proportionately reduce "Highland Woods" to not exceed 3.5"; sign face to match Mathews 62bb-4D – Abbey Slate to comply with criteria. Remove the trademark symbol "TM".
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- K. Variance request for two proposed monument signs that have two background colors, do not contain a trademarked logo and do not include street address numbers on the signs located on streets identified in the street address.

RREF Sterling Ridge LLC / Grove at Sterling Ridge

6900 Lake Woodlands Drive

Lot 0105 Block 0499 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 deny as presented and require the owner revise and resubmit on the following conditions:

- The proposed signs are approved to match the approved profile of the previous monument sign.
- Two (2) colors plus a neutral background is permitted per The Woodlands Standards. A maximum of three (3) colors are approved for the monument sign panel.
- Reduce the scale of text size and logo to add address numbers "6900" at the Lake Woodlands Drive monument sign. The sign at Woodlands Parkway shall not display address numbers.
- Monument signs are to have a maintained formal landscape bed with a permanent irrigation system concealed from public view.
- Monument signs are conditionally approved with the submittal of a set of final proofs for record.
- No other exterior signage is approved at this time. All exterior signage including, but not limited to, building sign, monument sign, window graphics, and service graphics must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- L. Variance request for the conceptual proposal to remodel the exterior of the building, including the addition of a patio, landscape modifications and removal of parking spaces which will bring the site to below the minimum parking requirements.

Six Pines Development LLC / Goode Company Seafood  
8865 Six Pines Drive  
Lot 8001 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:

- There are limited exterior plantings around the building under existing conditions. In order to remove any existing landscape, Goode Company Seafood will be required to add an equal amount of new landscape area.
- Goode Company Seafood is conditionally approved to remove seven parking spaces to add back green space/landscape area as requested by the CSC/DSC Committees.
- Provide a landscape and irrigation plan for new landscape areas to include a tie-in to existing.
- Proposed patio space (with custom-painted walk area) and new 4-foot-wide sidewalk with 6-inch concrete curbing run to the edge of new landscape area with a linear four-foot-tall fence is approved.
- The patio plan shows exterior-rated lighting. Light fixture cut sheets are to be submitted for review and written approval with light color temperature matching the existing light output of the other existing light fixtures on the building and around the site.
- Provide an updated site photometric plan indicating the site and building lights to verify lighting levels do not exceed 0.1 fc light output at the property line.
- An entire exterior signage package must be submitted for review and written approval by the committee having jurisdiction (CSC) to include but not limited to building signs, monument sign, window graphics, and service signs. No signage is approved at this time.
- No other exterior modifications are approved at this time. Provide additional documentation as requested within two weeks of this written approval. Any modifications not on the plans at the time of review are not approved.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of any other entities, such as the City of Shenandoah. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

M. Variance request for proposed directional signs that exceed the maximum size and letter height allowed.

Wash Depot XXV Inc. / Sparkling Image Car Wash  
4420 South Panther Creek Pines  
Lot 0365 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 the directional signs as presented on the following conditions:

- No other exterior signage is approved other than specifically submitted and approved within this written approval or prior approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The bottom edge of the backer panel be no more than 2" from the bottom edge of the awning to avoid the signs having a floating effect.
- All signs must be kept in good order and repair.
- Must comply with Commercial Planning and Design Standards.
- The approval of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

N. Consideration and action for the permanent display of two proposed light pole banners and one existing preschool light pole banner.

Lord of Life Lutheran Church  
3801 S. Panther Creek Drive  
Lot 0270 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 three welcome banners for church and preschool on the following conditions:

- Signs must be located in existing light pole locations.
- No other signs are approved at this time. Should the owner choose to modify banner design, the owner is to apply with the plan review committee and obtain approval prior to any changes being made.
- Signs are to be kept in good order and repair.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

O. Consideration and action for a proposed building sign.

KPPI LLC / Townsen Memorial Surgery Center

10847 Kuykendahl Road, Suite 150

Lot 0551 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 deny as presented and require the owner revise and resubmit on the following conditions:

- Letters are to a dark bronze painted finish with the font revised to match "Creekside Surgery Center" and "Lyos Plastic Surgery".
- The building sign is to be non-illuminated aluminum flat cut-out letters ¼ inch thick pin/flush mounted to the façade.
- Submit a revised signage proof prior to fabrication and installation.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- The approval of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

1. Consideration and action regarding the conditions set forth by the Development Standards Committee at their meeting of March 17, 2021 and review of the consequent submissions by the owner.

Jantzen and Tashanna Thorns

23 Thundercloud Place

Lot 24, Block 02, Section 27 Village of Creekside Park West

This item was heard by the full committee. Representatives and affected neighbors were present to address the Committee. The Committee deliberated regarding the proposal and conditions of approval. It was moved by Arthur Bredehoff and seconded by David Smith to approve with the following conditions:

Patio Cover: Roof Height to be a maximum of 11 feet from Current Grade.

Patio Cover: Remove the patio cover and foundation out of the rear ten-foot easement.

Pavers: Remove pavers out of side five foot and rear ten easements.

Install a Wall of Screening with evergreen Tree/Shrubs that is 2 tiers (two different height levels). Homeowner to work with Staff on the length of the wall of screening.

Install 21' long X 10'6" tall Trellis that will be 1' from the patio. This Trellis will be solid cedar with 4" X 4" posts and 2" X 4" cedar slats overlapping each other for full privacy.

Remove two of the four speakers.

Comply with submitted landscape and drainage plans.

Meet code and pass inspections - submit passing inspection report. Please contact Harris County for any additional permitting requirements. These conditions must be met within 150 days from the receipt of this email today. Please submit plans to reflect these changes by May 13, 2021. Once they are received staff will review and process the permit.

The motion carried unanimously.

2. Request for variance for proposed front door that does not meet the Liberty Branch Guidelines.  
Maricris Felicidadario  
18 Burgess Bend Way  
Lot 02, Block 04, Section 33 of Creekside Park  
This item was heard by the full committee. The Committee deliberated regarding the proposal. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve with the following conditions:  
Door must be wood and allow more than 3/4 glass. Must be architecturally compatible with home and Liberty Branch. Owner to work with staff. The motion carried unanimously.
3. Consideration and action to reconsider the conditions of approval for the patio cover acted upon by the Development Standards Committee at their meeting of February 22, 2021.  
Daniel Schmulson  
26 Burnished Oaks Court  
Lot 74, Block 02, Section 22 Village of Creekside Park West  
This item was heard by the full committee. Representatives were present to address the Committee. The Committee deliberated regarding the proposal and conditions of approval. It was moved by Arthur Bredehoft and seconded by David Smith to modify the conditions set by the DSC at the February 22, 2021 meeting by increasing the eave height to 9', peak height to 13'. All original conditions except for height to prevail. The motion carried unanimously.
4. Request for a rehearing for the proposed patio cover acted upon by the Development Standards Committee at their meeting of February 22, 2021.  
Daniel Schmulson  
26 Burnished Oaks Court  
Lot 74, Block 02, Section 22 Village of Creekside Park West  
This item was withdrawn.
5. Consideration and action for a proposed demolition of the home and pool with trees proposed for removal.  
Daniel and Sarah Driggs  
6 Noontide Circle  
Lot 04, Block 01, Section 19 Village of Grogan's Mill  
This item was heard by the full committee. Homeowners were present to address the Committee. The Committee deliberated regarding the proposal and conditions of approval. It was moved by Arthur Bredehoft and seconded by David Smith to approve on the following conditions:  
The owner must keep the trees numbered as #1, 5, 7, 8, 9, 10, 11 and 12 as listed on the tree removal plan. The Committee suggested revising the conceptual plans for the home to utilize the lot more appropriately in an attempt to save as many mature trees as possible.
  - The owner must also submit a comprehensive landscape plan at the time of the final submission for the new home construction for the trees being removed. The landscape plan should include the type, size and location of all the trees proposed for planting on one comprehensive survey.
  - The owner must complete the demolition in accordance with the Standards and must adhere to the demolition and major remodeling standards including, but not limited to:
    - Hours of Operation for Construction
    - Access and Safety.
    - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.



- Keeping of Contractor Vehicles on the lot.
- Continued maintenance of the lot 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 stored on site.

The motion carried unanimously.

6. Consideration and action for a proposed demolition of the home and pool with trees proposed for removal.

Mary Ross Custom Homes LLC

55 Hollymead Drive

Lot 07, Block 02, Section 09 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 David Smith and seconded by Mary Funderburg to approve on the following conditions:

- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
  - Keeping of Contractor Vehicles on the lot.
  - Continued maintenance of the lot 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 stored on site.

At the time of submission for new home construction, owner must submit the following:

- A complete application for all improvements proposed.
- A comprehensive drainage plan in accordance with the Standards,
- A comprehensive landscaping plan in accordance with the Standards. Additionally, the landscaping plan should include a minimum of 4–30-gallon Native trees on the lot for the purposes of reforestation due to the trees required for removal at the time of demolition.
- A 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.

All improvements must meet code and pass final inspection.

The motion carried unanimously.

7. Variance request for the conceptual proposal for a home remodel that would cause the lot to exceed the maximum living area allowed.

Ray and Natalia Waight

7 Hedgebell Court

Lot 20, 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 David Smith and seconded by Mary Funderburg to approve the concept allowing the house to exceed the living area according to the criteria. At the time of the final submission the owner must adhere to the following conditions:

- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.

- Keeping of Contractor Vehicles on the lot.
- Continued maintenance of the lot 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 stored on site.
  - Must provide parking in a garage or covered areas in accordance with the Standards.

At the time of submission for new home construction, owner must submit the following:

- A 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.
- All improvements must meet code and pass final inspection.

The motion carried unanimously.

8. Variance request for the conceptual proposal for a home and garage remodel that would cause the lot to exceed the maximum living area allowed.

Steven Charbonneau, Jr.

14 Coldsprings Ct

Lot 09, Block 03, 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 David Smith and seconded by Mary Funderburg to approve the concept allowing the house to exceed the living area according to the criteria. At the time of the final submission the owner must adhere to the following conditions:

- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
    - Hours of Operation for Construction
    - Access and Safety.
    - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
    - Keeping of Contractor Vehicles on the lot.
    - Continued maintenance of the lot 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 stored on site.
  - Must provide parking in a garage or covered areas in accordance with the Standards.
- At the time of submission for new home construction, owner must submit the following:
- A complete application for each improvement proposed.
  - A 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.
  - All improvements must meet code and pass final inspection.\

The motion carried unanimously.

9. Variance request for the conceptual proposal for a home and pool that would cause the lot to exceed the maximum hard surface area allowed.

Jeff Paul Custom Homes, Ltd.

126 S. Timber Top Drive

Lot 13, 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 David Smith and seconded by Mary Funderburg to approve the concept allowing the house and pool to exceed the

maximum hard surface area allowed by 5%. At the time of the final submission the owner must adhere to the following conditions:

- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - o Hours of Operation for Construction
  - o Access and Safety.
  - o Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
  - o Keeping of Contractor Vehicles on the lot.
  - o Continued maintenance of the lot in good order and repair.
  - o Adherence to drainage plan, installation, inspection and certificate of completion installation and inspection.
  - o Dumpster or other waste containers stored on site
  - o Portable Restroom Facilities stored on site.
- Must provide parking in a garage or covered areas in accordance with the Standards.

At the time of submission for new home construction, owner must submit the following:

- A construction timeline in accordance with the Standards. Request for additional time must be reviewed for approval.
- Complete applications for each improvement.
- A comprehensive landscaping plan must be submitted and include a minimum of 8 trees for the purposes of reforestation.
- A comprehensive drainage plan in accordance with the Standards.
- At the time of final permitting the owner must ensure placement of the improvements do not halt or materially impede drainage as defined in the Residential Development Standards.
- All improvements will be required to meet code and pass final inspection.

The motion carried unanimously.

10. Consideration and action to allow amending the Initial Land Use Designation for Grogan's Mill Section 13, to increase the maximum amount of living area allowed, accommodating a proposed attic conversion.

TD Cox Homes LLC

18 N. Timber Top Drive

Lot 62, 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 David Smith and seconded by Mary Funderburg to allow the owner to pursue the amendment to increase the living area to 2600 to accommodate an attic conversion. Once the Amendment is approved, executed, and recorded at the courthouse, the memorandum can be released, and the owner can proceed in submitting a final application for the conversion of the attic space into livable space. The motion carried unanimously.

11. Variance request for a proposed attic conversion that would cause the lot to exceed the maximum living area allowed, as set by the Initial Land Use Designation.

TD Cox Homes LLC

18 N. Timber Top Drive

Lot 62, 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 David Smith and seconded by Mary Funderburg to allow the owner to pursue the amendment to increase the living area to 2600 to accommodate an attic conversion. Once the Amendment is approved, executed, and recorded at the courthouse, the memorandum can be released, and the owner can proceed in submitting a final application for the conversion of the attic space into livable space. The motion carried unanimously.

12. Consideration and action to allow amending the Initial Land Use Designation for Cochran's Crossing Section 05, to increase the maximum amount of living area allowed, accommodating proposed room additions and an attic

conversion.

Huber Olea LLC

79 Quiet Oak Circle

Lot 46, Block 01, Section 05 Village Cochran's Crossing

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve the allowance to increase the living area as defined in the Initial Land Use Designation by 200 square feet, for a maximum amount of living area allowed, not to exceed 4200 square feet. Owner must obtain full approval for the Initial Land Use Designation. The motion carried unanimously.

13. Variance request for a conceptually proposed first and second story room additions that would exceed the maximum amount of living area allowed and may have an impact on adjacent properties.

Huber Olea LLC

79 Quiet Oak Circle

Lot 46, Block 01, Section 05 Village Cochran's Crossing

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve the conceptual proposal on the condition the owner must obtain full approval for the amendment to the Initial Land Use Designation. Owner must submit final plans in accordance with the Standards for review by the staff for compliance with the Committee's actions. Final submission will require complete applications, including a comprehensive drainage plan and landscaping to soften and screen the view to the adjacent property. The motion carried unanimously.

14. Variance request for a proposed chimney remodel.

Huber Olea LLC

79 Quiet Oak Circle

Lot 46, Block 01, Section 05 Village Cochran's Crossing

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve on the condition, the improvements must meet code and pass final inspection. The motion carried unanimously.

15. Variance request for a proposed remodel that includes a room addition that will encroach the 10-foot side setback and a patio cover that will encroach the 40-foot rear and 10-foot side building setback line.

Coulson Tough

38 E Palmer Bend

Lot 09, Block 02, Section 54 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 David Smith and seconded by Mary Funderburg to approve on the following conditions:

- The improvements meet code and pass final inspection.
- The owner must maintain the existing vegetation around the structure to soften and screen the view to the side of the property.
- Owner must ensure the placement of improvements does not halt or materially impede drainage as defined in the residential Development Standards.

The motion carried unanimously.

16. Variance request for the construction of a fence that requires the removal of a tree.

Michael J. Ceaser

4 Silver Elm Place

Lot 68, Block 03, Section 01 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 David Smith and seconded by Mary Funderburg to table the item- owner wants to obtain an arborist report. The motion carried unanimously.

17. Variance request to appeal the staff conditions requiring the owner to replant one thirty-gallon native tree for the diseased tree that required removal.

Terry Boren

54 Copperknoll Circle

Lot 35, Block 01, Section 27 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 David Smith and seconded by Mary Funderburg to approve as presented without the requirement to plant one 30-gallon native tree. Owner had provided seedlings recently planted and has verified an established tree canopy currently existing on the lot. The motion carried unanimously.

18. Variance request for proposed patio cover with integrated summer kitchen that would encroach into the rear twenty-foot setback.

Steven Logan

18 Night Rain Court

Lot 63, Block 03, Section 29 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve as presented, on the conditions the owner plant and maintain 3-30-gallon native trees for reforestation and maintain vegetation to the rear of the structure to soften and screen the view. All improvement must meet code and pass final inspection. The owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

19. Variance request for a proposed patio cover with incorporated summer kitchen that will encroach past the forty-foot rear building setback.

Clint & Elsie Yates

50 Windhaven Drive

Lot 44, Block 01, Section 30 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 David Smith and seconded by Mary Funderburg to approve on the condition the improvements meet code and pass final inspection. The owner must maintain the existing vegetation surrounding the improvement to soften and screen the view. The improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

20. Variance request for proposed paving that will exceed the maximum amount of hard surface area allowed and includes existing paving that is in the ten-foot rear easement.

Roberto Leite

5 Wandflower Place

Lot 125, Block 04, Section 04 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 David Smith and seconded by Mary Funderburg to approve the proposed additional paving as presented, on the following conditions:

- Owner must submit a comprehensive drainage plan, in accordance with the Standards.
- The improvements must not halt or materially impede drainage as defined in the Residential Development Standards.
- All improvements must meet code and pass final inspection.

The motion carried unanimously.

21. Variance request for a proposed fence that will not meet the style requirements per the Neighborhood Criteria and will exceed the maximum height allowed.  
John Estrada  
55 Indian Summer Place  
Lot 56, Block 01, Section 29 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 David Smith and seconded by Mary Funderburg to approve the fence at the height proposed. Additionally, the owner must taper the fence at the front corner of the fence so that the fence is no greater than 6 feet 6 inches at the corner where it will meet front facing fence. Recommend the staff revise the criteria to allow for more than shadow box fencing. The motion carried unanimously.
22. Variance request for a proposed power generator that will be installed where the top of the unit is greater than six feet above natural grade and will not be screened so it is not visible from ground level from any adjacent street or adjacent tract.  
Andrew and Julie Ramzel  
58 N. Timber Top Drive  
Lot 17, Block 04, 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 David Smith and seconded by Mary Funderburg to approve on the condition the improvement meets code and passes final inspection. Generator must be installed in accordance with the Residential Development Standards, including but not limited to, the timing of self-testing cycles should be set to occur during daytime hours to not adversely impact neighboring properties. The committee reserves the right to request additional remedies to reduce noise levels to acceptable levels as needed or as a result of an objection received. The motion carried unanimously.
23. Variance request for a proposed power generator that will encroach more than three feet into the five-foot side yard easement.  
Paul Wellman  
66 Redbud Ridge Pl  
Lot 19, Block 01, Section 54 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 David Smith and seconded by Mary Funderburg to approve on the condition the improvement meets code and passes final inspection. Is screened with native vegetation. Additionally, the generator must be installed in accordance with the Residential Development Standards, including but not limited to, the timing of self-testing cycles should be set to occur during daytime hours to not adversely impact neighboring properties. The committee reserves the right to request additional remedies to reduce noise levels to acceptable levels as needed or as a result of an objection received. The motion carried unanimously.
24. Variance request for a proposed replacement of a pool deck that encroaches the ten-foot rear easement.  
Del Davenport  
12 Falling Star Road  
Lot 06, Block 03, Section 14 Village of Panther Creek  
This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve as presented. Approval by this committee does not constitute approval by any other entity. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
25. Variance request for a proposed play structure that will encroach into the ten-foot rear easement.  
Aida Perez & Joshua Stoma  
184 N. Golden Arrow Circle

Lot 02, Block 02, Section 12 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 David Smith 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 to remove the play structure from the easement, when the owner no longer owns the home, sells, or transfers title or when the structure is in disrepair and requires removal. The memorandum will be recorded at the courthouse and binding on the land. Additionally, the committee reserves the right to require additional modification, such as planting or a green screen, in the event an objection is received. The motion carried unanimously.

26. Variance request for the partially complete rebuild project of a patio cover and second story balcony that was submitted with plans sealed by a civil engineer.

Pinewood Management Trust

41 Huntsmans Horn Circle

Lot 20, Block 01, Section 35 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 David Smith 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.

27. Variance request for a portion of the proposed side yard fence that will exceed the maximum height allowed.

Randall and Jennifer Ward

11617 Timberwild Street

Lot 33, Block 01, Section 04 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 David Smith and seconded by Mary Funderburg to approve as presented on the condition the owner taper the side fence as proposed to meet the required fence height within 3 to 4 panels from the rear fence. Fence must be built in accordance with the Standards. The motion carried unanimously.

28. Variance request to appeal the conditions of approval of the Cochran's Crossing Residential Design Review Committee to have the facing on the front porch to remain the same.

Bruce & Janet Damiani

6 Thistlewood Place

Lot 88, Block 04, Section 04 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 David Smith and seconded by Mary Funderburg to approve as presented. The motion carried unanimously.

29. Variance request for the existing putting green that encroaches more than five feet into the rear easement.

Tyler Cott

18 N. Highland Court

Lot 18, Block 03, Section 23 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve as presented. Approval by this committee does not constitute approval by any other easement holder. It is the owner's responsibility to obtain those approvals and maybe subject to removal. The motion carried unanimously.

30. Variance request for the existing rear yard patio that causes the lot to exceed the maximum hard surface area allowed.

Shea Walker

49 N. Deerfoot Circle

Lot 11, Block 02, Section 28 Village of Grogan's Mill

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by Mary Funderburg to approve on the condition the owner must submit a comprehensive drainage plan for the lot in accordance with the Residential Development Standards. 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.

31. Consideration and action for a Short-Term Rental application.

Eric and Constance Renouard

12 N. White Pebble Court

Lot 0005, Block 0001, Section 0038 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 David Smith 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.

32. Consideration and action for Short-Term Rental application.

Dennis and Diana Astilla

13 Woodhaven Wood Drive

Lot 0004, Block 0005, Section 0028 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 David Smith 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.

33. Consideration and action for a Short-Term Rental application.

MaryJane Lawrence

13 Hickorybark Drive

Lot 0022, Block 0008, Section 0005 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith 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.

34. Consideration and action for a Short-Term Rental application.

Alma Orozco

59 Acorn Cluster Court



Lot 0004, Block 0002, Section 0035 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith 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 Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic or resulting from the extreme winter weather conditions.**

This item was heard by the full committee. The Committee deliberated regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic or resulting from the extreme winter weather conditions. It was then moved by John Anderson and seconded by Bob Adams to allow staff to return to normal enforcement for commercial properties. Specifically, for signage. The motion carried unanimously.

**X. Member Comments**

The Committee thanked the staff.

**XI. Staff Reports**

No staff reports.

**XII. Adjourn**

It was then moved by Arthur Bredehoft and seconded by David Smith to adjourn the meeting at 7:25pm. 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 3rd, 2020 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>. Once selected go to “Watch Virtual Public Meetings”
- **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 May5<sup>th</sup>, 2021, 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: **842 0312 6559**, then enter the pound sign “#” on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email [ADA@thewoodlandstowship-tx.gov](mailto:ADA@thewoodlandstowship-tx.gov) During the May5<sup>th</sup>, 2021, 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 May5<sup>th</sup>, 2021, 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

