

Development Standards Committee

November 4, 2015 at 5:30 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

MINUTES

Members Present: Deborah Sargeant, Chris Florack, Walter Lisiewski, Danie van Loggerenberg, and Ken Anderson

Staff Present: Kimberly McKenna, Hennie van Rensburg, Sharon Davis and Kathleen Eaton

I. Welcome/Call Meeting to Order.

The meeting was called to order by Deborah Sargeant at 5:30p.m.

II. Consideration and action regarding the minutes of the meeting of October 7, 2015.

The minutes were reviewed by the committee. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to approve the minutes as presented. Deborah Sargeant abstained from the vote. The motion carried.

III. Consideration and Action of the Applications and Covenant Violations in Section IV, recommended for Summary Action.

This item was reviewed by the committee. The list consisted of items 1, 3, 6, 8, 9, 10, 17, 18, 20, 21, 22 and 26-33. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

IV. Consideration and Action of the Applications and Covenant Violations.

1. Variance request to allow a third building mounted sign.

Cryo Sports Cryotherapy
8101 Kuykendahl Road Ste. 300
Lot 4000, Block 257, Section 47 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to withdraw this item from the agenda. The motion carried unanimously.

2. Variance request for a building mounted sign.

Flaherty's Flooring America
10700 Kuykendahl Road Ste. M
Lot 100, Block 592, Section 60, Village of Indian Springs-TWA

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the modifications to the sign and the signs in the surrounding shopping center. It was then moved by Kim Hess and seconded by Walter Lisiewski to approve the sign as presented. The motion carried unanimously.

3. Consideration and action for exterior remodeling including a modified background for the building sign, arbors, awnings and extended patio area.

Torchy's Tacos
4747 Research Forest Drive
Lot 0100, Block 0687, Section 0047 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to withdraw this item from the agenda. The motion carried unanimously.

4. Variance request for replacement of two monument signs in the village shopping center that do not match the signs in the surrounding commercial areas.

Shell
4655 Research Forest Drive
Lot 0200, Block 0051, Section 0047 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation. The committee deliberated on the signs and the signs in the surrounding center. It was then moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve a monument sign proposal to be internally lit with a white background on the condition the owner submit a revised plan for final review by Kim Hess of the Committee and staff member Kim McKenna. The motion carried unanimously.

5. Variance request to place street numbers on the tenant panels of two monument signs.

Intellicure

2700 Research Forest Drive

Lot 8700, Block 0547, Section 0999 Village of Research Forest

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the monument sign. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve the sign modification on the condition the sign include the address numbers to be located in the granite block around the monument sign and not in the tenant panel. The motion carried unanimously.

6. Consideration and action for a new building sign.

Revitalize 360

2520 Research Forest Drive

Lot 8003, Block 0547, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the new building sign on the condition the registration for the trademark and logo are completed and consistent with the submitted rendering.

7. Consideration and action for the addition of 24 parking spaces.

Tejas Research and Engineering, LLC

9185 Six Pines Drive

Lot 0280, Block 0350, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the placement on need for parking. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to allow the proposed submission on the condition a final proposal is submitted to the staff for final review and includes a landscaping plan to soften and screen the view as well as establish reforestation for the trees to be removed. The motion carried unanimously.

8. Consideration and action for temporary directional signs in street right of way for residential Showcase of Homes.

Residential Home Show located in West Isle in the Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the temporary directional signs on the condition the signs are displayed in accordance with the specified installation and removal dates of Dec 4-6, Dec 10-13 and Dec 17-20. Additionally, approval by this committee does not constitute approval by the County or any other entity. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

9. Rehearing request for an existing driveway extension that was not constructed in accordance with the Development Standards Committee's original conditions of approval.

Brett Parra

25 Postvine Court

Lot 13, Block 01, Section 10 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the request for a rehearing and place the item on the agenda for December 2, 2015. The motion carried unanimously.

10. Rehearing request for an existing fence that was not constructed in accordance with the Development Standards Committee's original conditions of approval.

Daniel Lioznyansky

4 East Wandering Oak Drive

Lot 33, Block 07, Section 05 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the request for a rehearing and place the item on the agenda for December 2, 2015. The motion carried unanimously.

11. Variance request for a proposed color change.
26 Longspur LLC c/o Dustin Tucker
26 North Longspur Drive
Lot 02, Block 03, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the proposed color change. It was then moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve the color change with painted brick on the condition the trim is modified to "Greek Villa". The motion carried unanimously.
12. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 14, to increase the maximum amount of living area allowed, accommodating a proposed room addition and remodel.
Michael R. Child
18 Greenridge Forest Court
Lot 25, Block 03, Section 14 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the proposal and requested amount of living area to be amended. It was then moved by Ken Anderson and seconded by Chris Florack to approve pursuing an amendment the initial land use designation to allow a maximum square footage not to 4500 square feet of livable space by the require the owner obtain approval from The Woodlands Development Company and the required signatures of the owner's established in the land use designation. The motion carried unanimously.
13. Variance request for a conceptual plan for room additions that would exceed the maximum living area and require an Amended Land Use Designation.
Michael R. Child
18 Greenridge Forest Court
Lot 25, Block 03, Section 14 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the proposal and requested amount of living area to be amended. It was then moved by Chris Florack and seconded by Kim Hess to deny the proposal as presented as request the owner consider modifying the design to achieve no more than 4500 square feet of livable space. The motion carried unanimously.
14. Consideration and action to pursue amending the Initial Land Use Designation for Grogan's Mill Section 27, to increase the maximum amount of living area allowed, accommodating a proposed second story garage addition and room addition.
Stacia Hammond
16 Moonvine Court
Lot 09, Block 01, Section 27 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the proposal. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the allowance to pursue amending the Initial Land Use Designation to increase the maximum allowed living area to 4300 square feet. The motion carried unanimously.
15. Variance request for the proposed second story garage addition and room addition that would cause the lot to exceed the maximum living area allowed and require an Amended Land Use Designation.
Stacia Hammond
16 Moonvine Court
Lot 09, Block 01, Section 27 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the proposal and the current design of the home with the integrated addition. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to approve the conceptual proposal and require the owner submit a final proposal in accordance with the Residential

Development Standards once the Amended Land Use Designation has been amended and is executed in Montgomery County Real property Records. The motion carried unanimously.

16. Variance request for a proposed front porch extension without the required sealed plans.
Jane Georges
18 Leisure Lane
Lot 05, Block 01, Section 01 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on the proposal and had concerns regarding the structural component of the plans without architectural details. It was then moved by Chris Florack and seconded by Kim Hess to deny the proposal as presented and require the owner provide sealed drawings in accordance with the Residential Development Standards. The motion carried unanimously.
17. Variance request for the proposed patio cover, summer kitchen and fireplace that encroaches into 25 foot setback.
Ted and Krista Oberg
1 North Longspur Drive
Lot 03, Block 05, Section 45 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the improvements meet code and pass final inspection. Additionally the owner must maintain the existing vegetation to the rear to soften and screen the view. It is the owner's responsibility to ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
18. Variance request for an existing fence that encroaches into the ten foot building line.
John Stepanski
3 Raindream Place
Lot 58, Block 07, Section 01 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented. The motion carried unanimously.
19. Variance request for the existing fence that was built with the construction side facing outward from the lot.
John and Stephanie Ourso
2714 Timberjack Place
Lot 12, Block 06, Section 06 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee deliberated on their previous actions. The committee heard from the affected neighbor and the owner. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny the fence as presented and require the owner modify the face orientation of the fence to comply with the Standards. The motion carried unanimously.
20. Variance request for the existing fence that was built with the construction side facing outward from the lot.
Barry Amos
38 Wood Cove Drive
Lot 15, Block 01, Section 24 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to deny as presented and require the owner comply with the Residential Development Standards. The motion carried unanimously.
21. Consideration and action to pursue legal action for outstanding Covenant violations.
David Houston Barfield
2 Treestar Place
Lot 45, Block 02, Section 18, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

22. Consideration and action to pursue legal action for outstanding Covenant violations.
Spruce L & Flora R Newman
3 Cottage Grove Place
Lot 59, Block 04, Section 10, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Donald Craig Litle
3 South Dragonwood Place
Lot 23, Block 01, Section 26, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to table this item. The motion carried unanimously.
24. Consideration and action to pursue legal action for outstanding Covenant violations.
Cathleen J McCarthy
6 Sage Court
Lot 102, Block 04, Section 10, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Jo R Frederiksen
14 Heather Wisp Court
Lot 43, Block 03, Section 37, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development 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.
26. Consideration and action to pursue legal action for outstanding Covenant violations.
Joey S Hunt
15 Silver Elm Place
Lot 85, Block 03, Section 01, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development 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.

27. Consideration and action to pursue legal action for outstanding Covenant violations.
Keith Martin
30 Cottage Grove Place
Lot 47, Block 04, Section 10, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to withdraw this item. The owner complied with the Standards and the property is no longer in violation.
28. Consideration and action to pursue legal action for outstanding Covenant violations.
Luay Ayyoubi
31 Sylvan Forest Drive
Lot 30, Block 04, Section 01, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development 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.
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Bryan Hulshof
46 Treescape Circle
Lot 52, Block 01, Section 16, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development 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.
30. Consideration and action to pursue legal action for outstanding Covenant violations.
Tom Meyer
51 Sweetdream Place
Lot 44, Block 03, Section 19, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development 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.
31. Consideration and action to pursue legal action for outstanding Covenant violations.
GNC Investments LLC
116 North Pathfinders Circle
Lot 01, Block 07, Section 01, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development 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.

32. Consideration and action to pursue legal action for outstanding Covenant violations.

Millicent R Yanko

181 North Rainbow Ridge Circle

Lot 04, Block 02, Section 01, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. 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, in order to correct these violations of the Woodlands Covenants and Residential Development 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.

33. Variance request for a proposed pine tree requested for removal that does not meet the requirements the Residential Development Standards.

Jo Nell Kelly

36 Rockfern Court

Lot 58, Block 04, Section 38 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to withdraw this item from the agenda. The motion carried unanimously.

V. Consideration and Action regarding the enforcement of Commercial Planning and Design Standards for the display of seasonal decorations on storefront windows in surrounding Shopping Centers.

The committee discussed this item. There was no action taken on this item.

VI. Consideration and Action to adopt revised Residential Development Standards regarding Business Use and Home Industries Restrictions for residential lots.

The committee did not discuss this item. There was no action taken on this item.

VII. Consideration and discussion of the status of improvements at 47 and 51 South Longspur. Alexandro Roviroso Martinez and Alberto Hinojos Lot 09 & 10, Block 04, Section 45 Village of Grogan's Mill.

The committee discussed this item and the staff provided the committee with a status update of the property and its progress against the construction timetable provided by the owner.

VIII. Public Comments

There were no public comments.

IX. Member Comments

There were no member comments.

X. Staff Reports

There were no staff reports.

XI. Adjourn

There being no further business it was moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 7:34p.m. The motion carried unanimously.