

Development Standards Committee

September 2, 2015 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

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

Staff Present: Kimberly McKenna, Neslihan Tesno, Sharon Davis and Kathleen Eaton

I. Welcome/Call Meeting to Order.

The meeting was called to order by Deborah Sargeant at 5:31 p.m.

II. Consideration and action regarding the minutes of the meeting of August 5th 2015.

The minutes were reviewed by the committee. It was then moved by Walter Lisiewski and seconded by Chris Florack to approve the minutes as presented. The motion carried unanimously.

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

This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 1 6, 10-24 and 26-28. 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 Discussion regarding lot to lot drainage concerns, including but not limited to, 63 Glentrace Circle in the Village of Alden Bridge and the surrounding properties.

This item was reviewed included in the III summary items. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to table until the September 16, 2015 DSC meeting. The applicant is not able to attend this meeting. The motion carried unanimously.

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

1. Consideration and action to clear mid-growth in front of the Windvale Shopping Center

CENTRO NP Holdings 12 SPE LLC

9420 College Park Drive

Lot 500, Block 490, Section 46 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 conditionally approve mid-growth clearance- to include clearing of growth starting from 3 feet high (in an undulating pattern) to 10-12 feet high including the de-limbing of branches but no removal of trees unless shorter than 12 feet. Remove all dead trees. Care should be taken not to excessively clear the forest preserves- excessive clearing will result in replanting and installing a supporting irrigation system. Staff to review upon completion to determine if additional plantings are needed or if an irrigation system is required. The motion carried unanimously.

2. Variance request for existing artificial turf located in the front and side yard.

Michael Langton

30 Verbena Bend Place

Lot 30, Block 2, Section 52 Village Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. He wanted the committee to know that the original sub HOA did give him permission for the turf. The committee had visited the site to see the turf in person. It was moved by Chris Florack and seconded by Deborah Sargent to conditionally approve, remove the artificial turf at curb area and replace with evergreen ground cover (e.g. monkey grass), allow the artificial turf in side yard, plant and maintain evergreen shrubs to screen the side yard turf from the street. The motion carried unanimously.

3. Variance request for replacement of two monument signs that incorporate price displays at a village shopping center.
Shell
4655 Research Forest Drive
Lot 0200, Block 0051, Section 0047 Village of Cochran's Crossing
This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner was not present to address the committee. The committee deliberated on the precedent and location. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to deny the variance as requested and require the monument sign complies with the Commercial Planning and design Standards. Walt Lisiewski was not present for the vote. The motion carried.

4. Variance request for logos on two building signs that exceed 10% of overall message area.
Toys R Us
1420 Lake Woodlands Drive
Lot 1000, Block 0599, Section 0999 Village of Town Center
This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner was not present to address the committee. The committee discussed the existing signs, the requirement for the monument signs and building signs to match and the allowance for a larger logo. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to approve the variance for the larger logo on the condition all of the letters for the entire signs are re-faced so that the entire sign is revised for both building signs. Additionally the committee will allow the owner to remove the building sign facing Pinecroft of the owner does not want to reface the entire sign. The motion carried unanimously.

5. Variance request for logos on two monument sign panels that exceed 10% of overall message area.
Toys R Us
1420 Lake Woodlands Drive
Lot 1000, Block 0599, Section 0999 Village of Town Center
This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner was not present to address the committee. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to approve the monument sign replacement on the condition all signs are replaced and match the existing tenants signs installed in the monument kiosk. The motion carried unanimously.

6. Consideration and action to allow for locker room addition at The Woodlands High School.
Conroe ISD-The Woodlands High School
6101 Research Forest Drive
Lot 0100, Block 0067, Section 0101 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 on the condition the construction meets code and passes final inspection. Approval by this committee does not constitute approval by the county. The improvements must comply with the Commercial Planning and Design Standards. The motion carried unanimously.

7. Variance request for the proposed color and garage door change that was considered to be incompatible with the neighborhood and require review and action by the Development Standards Committee.
Stephanie Ruckert
60 Woodhaven Wood Drive
Lot 31, Block 04, Section 28 Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. The staff noted the owner's modifications based upon the suggestions received by the Committee at their last meeting. It was moved by Robert Heineman and seconded by Danie van Loggerenberg to approve the color change including the garage door material change as presented. The motion carried unanimously.

8. Variance request for the proposed roofing material change that was considered to be incompatible with the neighborhood and requires review and action by the Development Standards Committee.
Stephanie Ruckert
60 Woodhaven Wood Drive
Lot 31, Block 04, Section 28 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. The staff noted the owner's modifications based upon the suggestions received by the Committee at their last meeting. It was moved by Robert Heineman and seconded by Danie van Loggerenberg to approve the roofing material as presented. The motion carried unanimously.

9. Variance request for a proposed pavilion with incorporated summer kitchen and fireplace that will encroach into the ten foot side building line.
Kimbrough M Winston Jr
17 Waterford Lake
Lot 18, Block 01, Section 44 Village of Cochran's Crossing
This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner's representative was present to address the committee. It was then moved by Ken Anderson and seconded by Danie van Loggerenberg to deny the plan as presented and conditionally approve the improvements on the condition the owner submit a complete set of plans noting a modified design that removes the clear story from the top of the structure, places a design a hip roof to the patio cover. The motion carried unanimously.
10. Variance request for a proposed gazebo with incorporated fireplace that will encroach into the twenty foot side building line.
Menta Steve Wallace
23 West Palmer Point
Lot 06, Block 01, Section 55 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 on the condition the owner must plant and maintain vegetation to soften and screen the view from the adjacent properties. 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.
11. Variance request for a proposed patio cover with incorporated summer kitchen and fireplace that will cause the hard surface area of the lot to exceed the maximum amount of hard surface area allowed.
William Murphy
40 Waterford Lake
Lot 30, Block 01, Section 44 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 on the condition the owner must plant and maintain vegetation to soften and screen the view from the adjacent properties. 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.
12. Variance request for the proposed house remodel that will encroach into the forty foot rear setback.
Fred Tresca
54 West Windward Cove
Lot 10, Block 01, Section 42 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 on the condition the height of the chimney does not exceed the height required to meet the code and that 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.
13. Variance request for the proposed summer kitchen, patio cover, pool remodel, and garage addition that would cause the lot to exceed the maximum hard surface area allowed.
Richard Vadala
2405 Wild Wind Place
Lot 44, Block 10, Section 12 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 owner must plant and maintain vegetation to soften and screen the view from the adjacent properties. 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.

14. Variance request for the proposed room addition that would cause the lot to exceed the maximum living area allowed.
Xavier Saavedra
10723 North Autumnwood Way
Lot 08, Block 01, Section 30 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 owner must plant and maintain vegetation to soften and screen the view from the street. 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.
15. Variance request for a proposed eight foot tall trellis that will exceed the maximum height allowed for trellises that do not respect the easement.
Craig D'Andrea
184 West Shadowpoint Circle
Lot 10, Block 02, Section 08 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 on the condition the trellis maintains integrated vegetation to screen the view to adjacent properties. The motion carried unanimously.
16. Variance request for the existing walkway that exceeds the maximum width allowed.
Thomas and Vickie Broussard
25 Rockfern Court
Lot 73, 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 approve on the condition the owner plant and maintain a small landscape bed or similar vegetation at the front of the walkway to soften and screen the view from the street. The motion carried unanimously.
17. Variance request for an existing stone paver patio that encroaches into the five foot side yard easement.
Frode Olsen
105 East Lakeridge Drive
Lot 09, Block 02, Section 03, Forest Lake 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. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The owner must ensure the improvements do not halt or materially impede drainage as define in the Residential Development Standards. The motion carried unanimously.
18. Variance request for the existing driveway widening that exceeds the maximum width allowed and causes the lot to further exceed the maximum hard surface area allowed.
Gary Owen and Maria Williams
34 Eagle Court
Lot 20, Block 01, Section 22 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 the driveway as presented. The motion carried unanimously.
19. Variance request for an existing fence that is constructed with the unfinished side visible to the street.
Robert Key
19 Hornsilver Place
Lot 31, Block 01, Section 07 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 fence as presented on the condition the owner plant and maintain native

evergreen vegetation to the rear of the fence to soften and screen the view of the construction side members through the wrought iron fencing. The motion carried unanimously.

20. Variance request for an existing six foot wood picket fence that does not comply with the Neighborhood Criteria for the lot.
Erica E James
126 Summer Storm Place
Lot 91, Block 02, Section 32 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 fence as presented. The motion carried unanimously.

21. Variance request for the existing driveway widening that exceeds the maximum width allowed.
Fabienne Bouthillette
11103 Meadow Rue Street
Lot 06, Block 03, Section 07 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 the driveway as presented. The motion carried unanimously.

22. Variance request for an existing eight foot wood picket style fence that exceeds the maximum height allowed and does not comply with the Neighborhood Criteria for the lot.
Elie Antonios Harb
7 Biscay Court
Lot 57, Block 02, Section 21 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 on the condition the construction side members are not visible to through research forest drive. Additionally, the improvement must meet code and pass final inspection. The motion carried unanimously.

23. Variance request for an existing detached building that encroaches into the ten foot rear yard easement.
Jack Horta
18 Barnstable Place
Lot 05, Block 03, Section 06 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 deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the detached building when the building is in need of repair, the owner no longer owns the home, sells or transfers title whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

24. Variance request for an existing attached patio cover that is constructed without sealed drawings encroaches into the five foot side yard easement and has a corrugated roof.
Jack Horta
18 Barnstable Place
Lot 05, Block 03, Section 06 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 patio cover without sealed drawings on the conditions the roofing material is modified to comply with the standards and be compatible with the home. Additionally, the improvement meets code and passes final inspection. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

25. Consideration and Action regarding the construction activity and incomplete improvements on the property.
Alexandro Roviroza Martinez
47 North Longspur Drive
Lot 10, Block 04, Section 45 Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner's representative was present to address the committee. The committee deliberated on the span of time, impact to adjacent properties, visibility from the street and overall construction timeline provided. It was then moved by

Deborah Sargeant and seconded by Chris Florack to approve the request for the time extension on the following conditions: Provide staff with a more detailed landscaping plan. Require the OWNER provide a letter to the Development Standards Committee stating that you understand and intend to fully comply with their decision, the provided details, timelines and construction status that allows the extension. Require weekly site visits by The Woodlands Township staff to verify the project status, assess the adherence to the construction timeline provided, confirm all conditions of approval and identify overall state of the property maintenance. Require a monthly meeting to The Development Standards Committee regarding any updates, changes to the proposed timeline and review the staff report for progress. Work towards compressing the construction timeline and follow up with the Staff for any reduced or modified timing. Require that focus be given to the front of the property in regards to erosion control and clean up as follows: 1)Construct a chain link fence with green screening attached to the property line and require all staging and storing on construction material, equipment and contractors remain within the property line. 2) Provide perimeter fencing for erosion control. 3)Provide tree protection through fencing around the perimeter of the drip line of the tree.4) Remove all dead vegetation and trees from the property no later than October 2, 2015.5) Hire contractors for pollution control that routinely sweep the area and maintain all construction debris within the property lines. The motion carried unanimously.

26. Consideration and Action to proceed with legal action for outstanding Covenant violations.

J Charlotte Quintana

35 Maywind Court

Lot 24, Block 03, Section 02 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 move 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.

27. Consideration and Action to proceed with legal action for outstanding Covenant violations.

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 withdraw the item from the agenda. The motion carried unanimously.

28. Consideration and Action to proceed with legal action for outstanding Covenant violations.

Azad LLC

7 Birchcane Drive

Lot 28, Block 02, Section 02 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 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.

VI. Public Comments

There were no public comments.

VII. Member Comments

The Committee discussed the upcoming Joint Session date tentatively scheduled for September 22, 2015. Chair Deborah Sargeant noted that she would not be able to attend the upcoming meeting of October 6, 2015. The committee excused her absence.

VIII. Staff Reports

There were no staff reports.

IX. Adjourn

There being no further business it was moved by Chris Florack and seconded by Ken Anderson to adjourn the meeting at 7:08p.m. The motion carried unanimously.