

## **Development Standards Committee**

**September 6<sup>th</sup> at 5:00 p.m.**

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

### **MINUTES**

**Members Present:** Robert Heineman, Chris Florack, Ken Anderson, Walter Lisiewski and John Anderson

**Staff Present:** Neslihan Tesno, Kimberly McKenna, Chris Feist, Joe Hans and Sharon Davis

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

The meeting was called to order by Robert Heineman at 5:31 p.m.

**II. 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.

**III. Reconvene in Public Session.**

There was no executive session.

**IV. Consideration and action regarding the minutes of the meeting of August 2<sup>nd</sup>, 2017.**

The minutes were reviewed by the committee. It was then moved by Ken Anderson and seconded by Walter Lisiewski to approve the minutes for the meetings of August 2, 2017 as presented. The motion carried.

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

This item was reviewed by the committee. The list consisted of items B, C, D, E, F, G, J and K. It was moved by John Anderson and seconded by Chris Florack to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

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

**A. Consideration and action for the carport cover addition for 6 parking spaces at the front of the building.**

The Woodlands Resort & Conference Center

2230 Buckthorne Place

Lot 0545, Block 0547, Section 0006 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Ken Anderson to approve on the condition the owner must paint the structure to be compatible with the colors on the adjacent building and the existing vegetation is maintained to soften and screen the view. The motion carried unanimously.

**B. Variance request for a rebranding that includes a new sign package with four building signs and one monument sign panel that does not match the proposed building signs and incorporates awnings on the front and side of the building.**

bellagreen

2501 Research Forest Drive

Lot 6325, Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve on the condition the tagline on the monument sign panel is removed. The building sign must be individual channel letters, internal face lit to match Shopping Center standards. Returns are to be 5" and painted black to match standards. Signage is to have internal closed face using acrylic, illuminated from the interior. The canopy and logo are approved as presented and must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- C. Consideration and action for the replacement of single doors with double doors at two of the church entries.  
 Saints Simon & Jude Catholic Church  
 26777 Glen Loch Drive  
 Lot 0421, Block 0045, Section 0007 Village of Panther Creek  
 This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve as presented on the condition the improvements meet code and pass final inspection. Additionally, approval by this committee does not constitute approval by any separate entities, such as the county. Owner must obtain approval by the county or any other entity. The motion carried unanimously.
- D. Consideration and action for the removal of a trees and reforestation requirements as defined in the Commercial Planning and Design Standards.  
 Regency Centers LP  
 4747 Research Forest Drive  
 Lot 0665, Block 0599, Section 0047 Village of Cochran's Crossing  
 This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve on the condition the owner plant and maintain one native evergreen tree and one native evergreen shrub in island identified as island 6. Prior to installation, it is required that the owner contact Township staff to schedule an on-site meeting to determine the placement of the replants. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.
- E. Consideration and action regarding temporary storage containers to be staged in the parking lot during the store's interior renovation.  
 Target # 684  
 1100 Lake Woodlands Drive  
 Lot 0590, Block 0599, Section 0999 Village of Town Center  
 This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve the temporary storage containers, not to exceed fifteen (15) at a time with no more than two dumpsters. All of which must be removed no later than November 13<sup>th</sup>, 2017. Additionally, the owner must install eight (8) foot tall green screened fencing to screen the view of the containers and dumpster from view. Additionally, the area must be maintained in good order and repair and the waste from the dumpsters must be removed in a routine and consistent manner. The motion carried unanimously.
- F. Consideration and action for the temporary light pole banners for the "we recycle" program.  
 The Woodlands Township  
 8203 Millennium Forest Drive  
 Lot 0600, Block 0101, Section 0067 Village of Cochran's Crossing  
 This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve as presented condition upon receipt of the final rendering and confirmation the banners do not include websites or phone numbers. The motion carried unanimously.
- G. Consideration and action for the exterior renovation of the building, including new siding and stone, and the addition of a new exterior elevator and balcony.  
 Woodstead Professional Plaza  
 1733 Woodstead Court  
 Lot 0264, Block 0599, Section 0036 Village of Grogan's Mill  
 This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve on the condition all installations are in accordance with the Commercial Planning and Design Standards and all applicable code inspections. Approval by this committee does not constitute approval by another entity. It is the owner's responsibility to obtain approval by the County. The motion carried unanimously.
- H. Consideration and action for the permanent installation of banners placed on light poles on the church campus with designs that will rotate periodically throughout the year.  
 St. Anthony of Padua Catholic Church  
 7801 Bay Branch Drive

Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing  
This item was tabled.

- I. Variance request to store trailers in the parking lot on a permanent basis without shielding visibility to adjacent properties.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing  
This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the church and neighbors were present to address the committee. It was moved by Chris Florack and seconded by John Anderson to deny the variance as requested and require the owner resubmit an application that includes a screened enclosure or stores the trailers in a location that is not visible within the parking lot or surrounding tracts of land. The motion carried unanimously.
- J. Variance request to replace a building mounted sign that does not match the existing signs and will include a non-illuminated cabinet fixture.  
Memorial Hermann Cancer Center  
920 Medical Plaza Drive  
Lot 2900 Block 0350, Section 0000 Village of Research Forest  
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve on the condition the owner must clean and refresh area where cabinet sign was installed to match adjacent finishes and install proposed signage to refinished surface. New signage is to be installed without a cabinet. All signage is to match, flush mount and painted black. The motion carried unanimously.
- K. Variance request for a sign package which exceeds the number of building signs allowed and incorporates a greeting which is not part of the registered name of the business.  
Sharkey's Cuts for Kids  
8021 Research Forest Drive  
Lot 0920 Block 0257, Section 0047 Village of Alden Bridge  
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to deny original variance request and conditionally approved revised plans on the condition the owner submit the final sign package revisions that remove the suspended panel signage and only include a Building Sign in accordance with the Commercial Planning and Design Standards. Request the Covenant Administration Department staff coordinate with the property manager to discuss all signage and possible need for application or discuss violations. The motion carried unanimously.
- L. Variance request for an existing sign package that includes a logo that is not trademarked, a building sign that exceeds the maximum height allowed, has non-channel cut letters, is installed on a raceway and a monument sign panel that is not equal in size to the other panels.  
Avenida Brazil Churrascaria Steakhouse  
1400 Research Forest Drive  
Lot 5990 Block 0350, Section 1000 Village of Research Forest  
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Chris Florack to disapprove as presented and request the owner work with staff to provide a proposal for the building sign to comply with the Commercial Planning and Design Standards. Additionally, if the building sign is resubmitted to comply with the Standards, then allow the monument sign panel as presented. The motion carried unanimously.

**VII. Consideration and Action of the Residential Applications and Covenant Violations in Section IX, recommended for Summary Action.**

This item was reviewed by the committee. The list consisted of items 3, 5, 8 and 10. It was moved by John Anderson and seconded by Chris Florack to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

**VIII. Consideration and Discussion regarding the status of the development of St. Anthony of Padua.**

There was no update given.

**IX. Consideration and Action of the Residential Applications and Covenant Violations.**

1. Variance request for proposed garage addition that does not respect the rear twenty-foot setback.  
Carlos Ruiz Ramos  
31 Chippewa Trail  
Lot 30, Block 04, Section 03 Village of Creekside Park  
This item was heard by the full committee. The staff provided the committee with a presentation. The home owner was present to address the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the porte cochere – meet code and pass inspection and conditionally approve the garage addition as follows – No more than a 5-foot encroachment is allowed into the rear 20 foot setback. Additionally, the owner must plant and maintain evergreen trees or shrubs at least 7' in height at the time of planting to screen to the rear. Meet code and pass inspections. The motion carried unanimously.
2. Variance request for a proposed color change that was not considered to be compatible with the home or the neighborhood when acted upon by the Residential Design Review Committee.  
Marco Antonio Cazares  
91 West Lakemist Circle  
Lot 03, Block 02, Section 20 Village of Cochran's Crossing  
This item was heard by the full committee. The staff provided the committee with a presentation. The home owners were present to address the committee. It was moved by Walter Lisiewski and seconded by Chris Florack to approve the variance as presented. The motion carried unanimously.
3. Variance request for a proposed pergola that exceeds the maximum hard surface area allowed.  
Richie Ray  
82 Windward Cove  
Lot 05, Block 01, Section 42 Village of Panther Creek  
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve as presented. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
4. Variance request for the proposed detached patio cover with related fireplace, summer kitchen and bar area that will be located beyond the 40-foot rear building setback.  
Gary and Beth Sova  
23 Misty Grove Circle  
Lot 06, Block 04, Section 59 Village of Grogan's Mill  
This item was withdrawn.
5. Consideration and action for a business in the home.  
Frank Hunt  
123 Split Rock Road  
Lot 03, Block 07, Section 28 Village of Panther Creek  
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve on the condition the owner restrict any parking in conjunction with the business to the driveway, and the owner complies with the Home Business Standards. The home business permit is approved for 2 years and must be resubmitted for approval in September 2019. Additionally, the permit may be revoked at any time by The Development Standards Committee or for any violation of these Standards. The motion carried unanimously.
6. Variance request for the proposed home business that includes short term rental and utilizes all but one bedroom of home.

Janisue Rigel  
2111 East Settlers Way  
Lot 06, Block 01, Section 13-01 Village of Grogan's Mill  
This item was withdrawn.

7. Variance request for the existing wooden fence material privacy structure that exceeds the maximum height allowed and has construction side members visible to the adjacent property.  
Sheth LLC Brookflower Series  
C/o owner Vincent Lin  
58 Brookflower Road  
Lot 34, Block 02, Section 28 Village of Grogan's Mill  
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walter Lisiewski and seconded by Ken Anderson to deny the variance as presented. The motion carried unanimously.
8. Variance request for existing 8 feet 8-inch-tall interior fence that is construction side out to the adjacent neighbor, the street and the greenbelt.  
Chris Rezabek  
26 Rosedale Brook Court  
Lot 37, Block 02, Section 10 Village of Panther Creek  
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve on the condition the owner install fencing to the construction side portion so that it is smooth side facing the street and adjacent property. Additionally, the owner must plant and maintain some vegetation to soften and screen the view to the adjacent home. The motion carried unanimously.
9. Variance request for the approved rehearing request for an existing driveway widening that causes the driveway to exceed the maximum width allowed.  
Patricia Payne  
108 South Timber Top Drive  
Lot 04, Block 01, Section 15 Village of Grogan's Mill  
This item was heard by the full committee. The staff provided the committee with a presentation. The home owner was present to address the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to deny the variance and affirm the original action of the Committee. The motion carried unanimously.
10. Variance request for the existing flagstone walkway that exceeds the maximum width allowed.  
Collin and Donna Farmer  
2 Sandlily Court  
Lot 09, Block 01 Section 13 Village of Grogan's Mill  
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Chris Florack to approve on the condition the owner plant and maintain native evergreen vegetation at the front of the walkway toward the street to soften and screen the view of the extension from the street, such as a landscape bed in front of the walkway. The motion carried unanimously.

**X. Consideration and action related to Covenant Enforcement, Applications including Short Term Rentals and Violations processes and policies because of Hurricane Harvey or any continued inclement weather issues.**

The committee discussed the need for a moratorium on certain maintenance type items to allow home owners an opportunity to return to their homes and allow time for cleanup prior to sending notices for maintenance related items. They also discussed the need for arrangements related to permit and identified they would address the matter again at their October 4, 2017 meeting.

**XI. Public Comments**

A resident was present to thank The Woodlands Township in regards to their swift action with fallen trees due to the recent storm.

**XII. Member Comments**

There were no member comments.








**XIII. Staff Reports**

The staff informed the committee that the legal property and construction home of 47 Longspur did take in water during the Hurricane and as a result the committee can anticipate this will be a hearing matter related to the Memorandum and requirements for completion.

**XIV. Adjourn**

There being no further business it was moved by Walter Lisiewski and seconded by Ken Anderson to adjourn the meeting at 6:53 p.m. The motion carried unanimously.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF SEPT. 6, 2017

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
Carlos Ruiz	Myself	31 Chipmunk hols	#1	4:38	
TOM PARQUE	RUSSELL CONST		E	4:55	
MATT ROSSELL	RUSSELL CONST		E	4:56	
S. D. KIVEN	Self		Imp	5:00	
Leela Duncan	Lawrencehurst	47 Lawrencehurst Dr	STADP	5:00	
D. G. ZAB	STADP	7801 Tony Branch THO 77382	TRAILS	5:00	
Marco Cazares	Myself	91 W Lakehurst Ct TW 77381	2	5:15	
Pat Payne	Self	108 S Timber Top	9	5:15	