

Development Standards Committee

January 10, 2018 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, Ron Harris, John A. Brown, Brian Boniface

Staff Present: Kimberly McKenna, Chris Feist, Joe Hans

Legal Counsel Present: Bret Strong

I. Welcome/Call Meeting to Order.

The meeting was called to order by Walter Lisiewski at 5:00 p.m.

II. Consideration and action regarding the minutes of the meeting of December 6th, 2017.

The minutes were reviewed by the committee. It was then moved by John Anderson and seconded by Robert Heineman to approve the minutes for the meeting of December 6, 2017 as presented. The motion carried.

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

The Committee convened in executive session at 6:32 p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

IV. Reconvene in Public Session.

The Committee reconvened in public session at 6:58 p.m.

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

These items were reviewed by the full committee. The lists consisted of items C, D, E & F and 3, 4, 5, 7, 8, 9 & 10. It was moved by Brian Boniface and seconded by Robert Heineman to approve the Summary Lists as presented by staff recommendation. The motion carried unanimously.

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

(see attached Exhibit A)

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

(see attached Exhibit B)

VIII. Receive Consider and Act on the Development Standards Committee Meeting Schedule for 2018 and January 2019. There was no action taken on this item.

IX. Public Comments

There were no public comments.

X. Member Comments

There were no public comments.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

There being no further business it was moved by Walter Lisiewski and seconded John Anderson to adjourn the meeting at 7:30 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Consideration and action for the addition of a new monopine phone tower.
The Woodlands Land Development Company
Intersection of Woodlands Parkway and Lake Woodlands Drive
Lot 0250, Block 0592, Section 0060 Village of Indian Springs
This item was heard by the full committee. The staff provided the committee with a presentation. A representative was present to address the committee. Affected neighbors were present to address the committee and ask questions of the applicant. Interested parties discussed aesthetics, proximity and safety. It was moved by John Brown and seconded by John Anderson to approve the plans for the monopine phone tower on the condition that the five trees removed be replaced in accordance with the Commercial Planning and Design Standards in an area to buffer the view from nearby residents. The motion carried unanimously.
- B. Consideration and action for the preliminary approval for a renovation at Market Street, including but not limited to landscape, hardscape and signage renovations.
IMI MSW, LLC (Market Street)
9595 Six Pines Drive
Lots 7111, 7112, 7113, 7116, 7117, Block 0599, Section 0999 Village of Town Center
Lot 0260, Block 0547, Section 0999 Village of Town Center
This item was heard by the full committee. The staff provided the committee with a presentation. A representative was present to address the committee. It was moved by Robert Heineman and seconded by Brian Boniface to approve based on from the CSC, also requests to lower the height of the digital sign updated concierge desk and signs per CSC recommendations. Review for final plans must be reviewed by full committee. The motion carried unanimously.
- C. Variance request for the addition of a building sign that does not have a trademarked logo and exceeds the maximum height allowed.
Thrive Drip Spa
9595 Six Pines Drive, Suite #1460
Lot 7112 Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve as presented on the condition the owner submit verification of the USPTO registration for “Thrive Drip Spa” within one year. If registration cannot be achieved, the owner will be required to remove the sign and apply for the revised submission. Installation must be in accordance with the Commercial Planning and Design Standards. Any future signs including, but not limited to door vinyl graphics are not approved at this time and will require plan committee review. Existing awning located below the proposed signage is not approved for any signage or logo application. Awning is to remain black. The motion carried unanimously.
- D. Variance request for the replacement of three monument sign panels in which the new name/logo may not be trademarked.
alight
9500/9501 Lakeside Blvd.
Lot 6400/6401 Block 0547, Section 0007 Village of Research Forest
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve as presented on the condition the owner submit verification of the USPTO registration for “alight” within one year. If registration cannot be achieved, the owner will be required to remove the sign and apply for the revised submission. All other signage including window graphics building signage, door plaques and interior signage must comply with the Commercial Planning and Design Standards. The motion carried unanimously.
- E. Variance request for a sign package in which the building sign does not comply with the shopping center criteria that states building signs will be on a 7’x7’ raceway, and a door vinyl that includes a logo that is not registered, has an advertisement and a phone number.
Nails of America
8008 Ashlane Way
Lot 8025 Block 0499, Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve the revised Building Sign and door vinyl graphics as installed and in accordance with the subcommittee recommendation with the allowance of the phone number without identifying it as “emergency contact”. All signage must be maintained in good order and repair and any and all ghosting or residue from previous signage must be removed and cleaned in accordance with good property management. The motion carried unanimously.

F. Consideration and action on two temporary storage containers located in the parking lot.

Catherine P. Bachman 2014 Trust/House of Pies
1330 Lake Woodlands Drive

Lot 0660, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve the temporary storage containers, not to exceed 2 at a time. All containers must be removed no later than August 15, 2018. The owner must install eight (8) foot tall green screened fencing to screen the view of the containers from view. Additionally, the area must be maintained in good order and repair and the waste from the containers or renovation must be removed in a routine and consistent manner and must not be stored around the containers and within the fencing. Signage is not approved with this improvement; no signage may be installed and the owner must submit an application prior to any signage installation. This is including but not limited to “coming soon”, “opening soon” any banners and temporary or permanent building or monument signs without submission and approval prior to installation. The motion carried unanimously.

G. Variance request for the existing window/door graphics that exceed the size allowed, include color, a website, phone number and agent name.

State Farm-Patrick Graham
30340 FM 2978

Lot 0220, Block 078, Section 046 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. A representative was present to address the committee. It was moved by John Anderson and seconded by Walter Lisiewski to deny the variance as presented. The motion carried unanimously.

H. Variance request for the preliminary approval for an addition of a secondary building in which the architectural drawings will be signed by a certified professional building designer.

Northway Church of the Woodlands
8200 Northway Drive

Lot 0300 Block 0490, Section 0047 Village of Alden Bridge

This item was withdrawn.

RESIDENTIAL ITEMS EXHIBIT B

1. Consideration and action regarding the submitted landscaping plan and drainage plan.

Rovirosa

Alexandro Rovirosa Martinez

47 North Longspur Drive

Lots 09 and 10, Block 04, Section 45 Village of Grogan's Mill

This item was heard by the full committee. Representatives were present to address the Committee. The Committee shared concerns regarding matter that had not been resolved, such as the portable restroom facilities at the front and concerns regarding the landscaping plan not providing details previously discussed in past meetings. The Committee felt the plantings were not in accordance with their previous actions and believed the plan did not provide the level of detail consistent with landscape plans, nor include the number of large spayed trees previously discussed at prior meetings. It was then moved by Walter Lisiewski and seconded by Robert Heineman to deny the landscape plan as presented and require the owner submit a landscape plan that is designed and certified by a Landscape Architect and incorporates several large spayed trees to be included in the plans and shows what is proposed and what is existing. Please submit the following items in order to comply with the Committee's actions:

- A sealed landscaping plan signed and sealed by a certified Landscape Architect, certified by the Texas Board of Architectural Engineers.
- Plan should identify existing planting and proposed. The plan as submitted identifies items which are NOT complete on the ground. While we understand the holidays, weather and other factors can have an impact on these matters, any plan approved by the DSC needs to demonstrate the existing plantings and the proposed and must include full implementation.
- Plan should increase the number of large spayed trees on the lot and more specifically in the front yard. As was the action of the committee back in October/November, they requested the planting of large spaded trees in the front and side to soften the impact of the home from the street and from neighbors due to its scale. The revised plan must add trees as requested.
- Provide adequate coverage, appropriate plant selections (both species and size), proper design and longevity of the plants. In order to assure the committee requirements, it is noted that you have a landscape architect review, certify and submit the landscaping plan.
- Provide a timeline for installation.

In regard to the provided drainage plans, the Committee denied the drainage proposal as presented. The Committee acknowledges the owner provided a sealed plan by a professional engineer. However, the installed drainage and the inlets directing the flow of water was NOT presented with agreements from the golf course or any other owner of the adjoining tracts. To the east (believed to be a road right of way owned by the county) and towards the golf course, your drainage pipes extend beyond the property line and into the adjacent tracts. Documentation verifying approval of this encroachment is necessary. Additionally, there is concern that the drain which terminates at the fence line to the west could cause drainage to flow onto the adjacent tract in violation of the Texas Water Code. The motion carried unanimously.

2. Third request for a rehearing regarding the 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 Brian Boniface and seconded by Robert Heineman to approve the rehearing request and schedule the rehearing for February 7, 2018. The motion carried unanimously.

3. Receive consider and act on a Home Business Renewal.

George Van der Post

95 Northgate Drive

Lot 05, Block 05, Section 49 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve on the condition the owner must reapply for the home business in January 2020. The

DSC Minutes 01-10-18

This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

business operation is only approved for the time the current owner owns and resides at the home. Additionally, the Business must remain in accordance with the Residential Development Standards. Approval may be revoked at any time for a violation of the Standards or by action of the Development Standards Committee. The motion carried unanimously.

4. Variance request for a proposed driveway replacement that will exceed the maximum width allowed.
John Guild
7 Cedarwing Lane
Lot 16, Block 01, Section 32 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve the driveway as presented. The motion carried unanimously.
5. Consideration and action regarding a proposed water well installation for the purposes of irrigation, to be installed in the same location as the previously permitted and approved well.
Vijay Goradia
62 Windward Cove
Lot 42, Block 01, Section 08 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve on the condition the water well will be operated for the purposes of irrigation of residential lots 8 and 9, Block 1, Section 42, Village of Panther Creek, and that the owner sign a release and indemnity agreement whereby you indemnify the Development Standards Committee, the Woodlands Township and all related parties from and against any third-party claims in any manner associated with the construction, operation, use or maintenance of the water well. In addition, the owner must maintain the existing trellis screen and plant and maintain significant vegetation to soften and screen the view of the pumps and equipment from the street and adjacent property. Approval by this committee does not constitute approval by the additional entities, including but not limited to Lonestar Groundwater Conservation District and The Woodlands Land Development Company. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.
6. Variance request for the proposed artificial turf.
Richard Levinge
15 Dorset Square
Lot 18, Block 01, Section 45 Village of Panther Creek
This item was withdrawn.
7. Variance request for an existing wood fence that is not set back three feet from the front façade.
Brown Family Trust
141 North Rainbow Ridge Circle
Lot 07, Block 01, Section 01 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve as presented, on the condition the owner plant native evergreen vegetation at the garage corner or beside the driveway to soften and screen the view of the fencing and maintain the existing vegetation at the opposite corner to soften and screen the fence. The motion carried unanimously.
8. Variance request for an existing fence that is not set back three feet from the front façade.
Paul Lewitsch
3 Windledge Place
Lot 44, 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 Brian Boniface and seconded by Robert Heineman to approve the fence in the current location on the condition the owner plant and maintain native evergreen vegetation to the side of the lot to soften and screen the view. Fence must comply with code and pass final inspection. The motion carried unanimously.
9. Variance request for an existing play structure that encroaches into the ten-foot rear yard easement.
Paul Lewitsch
3 Windledge Place
Lot 44, 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 Brian Boniface and seconded

by Robert Heineman to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the trampoline from the home, when the owner no longer owns the home, sells or transfers title, is no longer the primary resident or when the trampoline is in disrepair, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

10. Variance request for the existing fence that was built with the construction side facing out from the lot without prior written consent from neighbors.

Michael Julian

3 Sweetbeth Court

Lot 16, Block 02, Section 15 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by Robert Heineman to approve on the condition the fence meets code and passes final inspection. Additionally, no portions of the construction side members may become visible to the street. In the event a neighboring fence is removed, the owner must modify the fence to comply with the Standards so that no construction side portions are visible from the adjacent streets. The motion carried unanimously.

11. Variance request for existing summer kitchen that is in the forty-foot rear setback


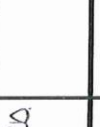




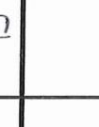



John R. Logan

31 Pebble Cove Drive

Lot 48, Block 01, Section 24 Village of Panther Creek

This item was withdrawn.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF JAN. 10, 2018

| NAME (please print) | REPRESENTING | ADDRESS | ISSUE | SIGN- IN TIME | SIGNATURE |
|------------------------|---------------------|-----------------------------|----------------|---------------------|---|
| Jenny Taylor | IME, MSW LLC | 9595 Six Pines Dr # 6280 | B | 4:50 |  |
| ROBERT ADAMS | KACH | 2219 SANDUST RD | | 4:50 |  |
| PHILIP GALLEGOS | TWDC | 1790 HUGHES LANDING BLVD | A | 4:55 |  |
| JEREMY BRADWIS | DIAMOND | 6548 TENACE | A | 4:55 |  |
| GILBERT HALL | THIVE Drip Spa | 9895 Six Pines #460 | B C | 4:55 |  |
| SCOTT EMERY | SELF CELL TOWER | RE CELL TOWER | A | 4:57 |  |
| STEVEN FREEMAN | KIMLEY-HORN | 9595 SIX PINES | B | 4:57 |  |
| Scott Kill | Riverside | Longspur | | 5:00 |  |
| Dianne Lundgren | | 31 Dove Trace Circle | A | 5:05 |  |
| JOHN LUNDGREN | CELL PHONE TOWER | " " " | A | 5:05 |  |

DEVELOPMENT STANDARDS COMMITTEE MEETING OF JAN 10, 2018

| NAME (please print) | REPRESENTING | ADDRESS | ISSUE | SIGN- IN TIME | SIGNATURE |
|------------------------|--------------|--------------------------|-------|---------------------|--------------------|
| PATRICK GRAHAM | STATE FARM | 30340 FM 2478 67E 600 | G | 5:00 | <i>[Signature]</i> |
| TIPPA SIMS | | 10 Split Rail | A | 5pm | <i>[Signature]</i> |
| Pat Payne | self | 108 S Timber Top | 2 | 5:10 | <i>[Signature]</i> |
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