

Development Standards Committee

February 7, 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, Robert Adams, and John A. Brown

Staff Present: Kimberly McKenna, Chris Feist, Joe Hans, Kathleen Eaton and Sharon Davis

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 January 10, 2018.

The minutes were reviewed by the committee. It was then moved by John Anderson and seconded by Ron Harris to approve the minutes for the meeting of January 10, 2018 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.

There was no executive session.

IV. Reconvene in Public Session.

There was no executive session.

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 K, L, M, P, Q, R, S, T, U & V and 2, 5, 7, 9, 10, 12, 13 & 14. It was moved by John Anderson and seconded by Ron Harris 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. Consideration and Discussion of the 2018 dates for scheduled meetings for the Joint Session of the Development Standards Committee and Residential Design Review Committee members.

The tentative dates were noted as Feb 28, May 30, Aug 29, 2018. No action was taken on this item.

IX. Consideration and action regarding Covenant Enforcement for homes and neighborhoods with flood damage. This item was reviewed by the full Committee. The committee discussed timing, activity at the home and constraints home owners experience. It was then determined the staff would send homes in question to the Committee to solicit feedback.

X. Public Comments

Public comments were heard from one resident, concerned about the placement of home security cameras and lack of privacy. The resident asked the Committee to consider reviewing and question adding to the Standards.

XI. Member Comments

There were no member comments.

XII. Staff Reports

There were no staff reports.

XIII. Adjourn

There being no further business it was moved by John Anderson and seconded John A. Brown to adjourn the meeting at 8:52 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

A. Consideration and Discussion regarding Pineroft Shopping Center Criteria.

Wulfe & Co.

Pineroft Shopping Center

This item was heard by the full committee. The staff provided the committee with a presentation.

Representatives were present to address the committee. It was moved by Robert Heineman and seconded by John A. Brown to allow the owner to move forward to amend the criteria for the shopping center. The motion carried unanimously

B. Consideration and action for the final approval of the exterior remodel, including changes to the façade, materials and color.

CSHV Woodlands LP/ Bassett Furniture

1120 Lake Woodlands Drive

Lot 0675, Block 0599, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation. Representatives were present to address the committee. The Committee reviewed the information provided regarding the renovation and deliberated regarding the color updates in relation to the Bassett Home Furnishings location and timeline for future updates of other tenants in Pineroft Center. It was moved by Robert Heineman and seconded by John A. Brown to conditionally approve the exterior renovation subject to the following:

- Exterior materials are approved as proposed subject to the submission of a complete set of final plans that identifies the existing elevation and the proposed elevations and represents the exterior remodeling proposed for the storefront.
- Final plans can be verified by the staff and are to include a construction timeline.
- Approval of the exterior remodel is given with the understanding that the owner will work to ultimately achieve Phase Two, in which adjacent tenants also update their storefront colors to blend with the recently adopted Pineroft Shopping Center Criteria.
- The DSC directed the staff to work with Wulfe & Co. and their tenants to review progress on a periodic basis and enforce the newly adopted criteria as current tenants update or repair their storefronts or as new tenants move in.
- All plans must be in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

C. Variance request for the proposed sign package, including a monument sign that does not match the building signs, has two building signs that exceed the maximum size allowed, one includes a tagline; and vinyl decals that advertise concessionaires and include color.

CSHV Woodlands LP/ Bassett Furniture

1120 Lake Woodlands Drive

Lot 0675, Block 0599, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation. The Committee reviewed the information provided and deliberated regarding compliance to the Commercial Planning and Design Standards. It was moved by John Anderson and seconded by Robert Heineman to deny the proposed sign package as presented and require that the owner submit the following revisions for review and staff verification of the Committee's actions prior to the issuance of the permit:

- Monument and building signs must match. Include "Home Furnishings" on the building sign or remove "Home Furnishings" from the monument signs.
- Final proposal of monument sign must comply with the Commercial Planning and Design Standards. Please note application was received for only one monument sign located off of Lake Woodlands Drive. If you intend to include the "Bassett" tenant panel on any other Monument sign, it will require review and action by the committee prior to installation.
- Building Sign "A" Text may not exceed 3 feet in height, consistent with the adjacent store "Marshalls" and allow additional height for the steel strike.
- Building Sign "B" is not approved.

- Reduce the overall number of Vinyl Decals “Bassett” so that the vinyl decal is proposed in every other storefront window.
- Remove all other Vinyl Decals not in compliance with the Commercial Planning and Design Standards.
- Allow Store Hours in compliance with the Standards.
- Revised plans including evening rendering must be submitted.

The motion carried unanimously.

D. Consideration and discussion on the proposed exterior remodel at The Panther Creek Shopping Center.

Regency Center Panther Creek Shopping Center

4775 West Panther Creek Drive

Lot 0283, Block 0045, Section 0040 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation.

Representatives for the shopping center were present to address the committee. The Committee reviewed the proposed changes to the two storefronts and deliberated regarding the two options presented by the owner as well as a staff proposal. It was moved by Robert Heineman and seconded by John Anderson to approve the concept plans to update the storefronts subject to the following conditions:

- The rendering “Exhibit A” in regard to the single slope metal roof set into the gable tile roof is approved on the condition a final set of plans consistent with the Commercial Planning and Design Standards is submitted for review and final action.
- The columns identified in the rendering, “Exhibit B” are to be incorporated in to the final plans. The Committee’s action is to remove the secondary columns shown under the “Gold’s Gym” portion of the remodel and replicate the existing columns or design the columns so that they match throughout the shopping center.
- Updated plans incorporating the elements approved from Exhibits A and B must be submitted for final review and action.
- Complete applications with all sign specifications must be submitted for each tenant for review and final action of the Committee. Signage has not been reviewed or acted upon with this proposal.

The motion carried unanimously.

E. Variance request for two existing detached storage buildings that are visible to adjoining sites.

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. A representative for the church was present to address the committee. Representatives of Laurelhurst were also present to address the committee. The staff provided the committee with a presentation. It was then moved by Walt Lisiewski and seconded by John Anderson to approve Shed #1 on the condition the trim and forms are painted to match the primary color of the siding on the shed, to soften and screen the view. Shed #2 was denied as presented. The Committee suggested the owner reapply for an alternate location and suggested they consider applying to place the shed near Shed #1 in an area that would require the least amount of vegetation to be removed. The motion carried unanimously.

F. Variance request for the permanent relocation of a portable detached building that is in violation of the Memorandum of Agreement.

Impact Church of The Woodlands

5401 Shadowbend Place

Lot 0300, Block 0163, Section 0047 Village of Cochran’s Crossing

This item was heard by the full committee. The staff provided the committee with a presentation.

Representatives for the Church were present to address the committee. It was moved by John Anderson and seconded by John A. Brown to table this item until February 21, 2018 in order for the church to provide plans for future development and for the committee to visit the site to view alternate locations for the detached building. The motion carried unanimously.

G. Consideration and action to allow a second monument sign.

The Kangaroo Forest Early Childhood Center

7303 South Forestgate Drive

Lot 0450 Block 0592, Section 0060 Village of Indian Springs

This item was heard by the full committee. The staff provided the committee with a presentation. Owners for the business were present to address the committee. It was moved by John Anderson and seconded by Robert Heineman to approve the second monument sign in the alternate location to the left of the entrance on Flintridge and located parallel to the street. The second sign must match the first in dimensions, finishes and appearance. It must be entirely on the owner's property and allow enough room for a landscaped bed in accordance with the Commercial Planning and Design Standards. The motion passed unanimously.

H. Consideration and action for the concept approval for a new gymnasium building.

The Woodlands United Methodist Church

2200 Lake Woodlands Drive

Lot 8650, Block 0547, Section 0999 Village of Research Forest

Lot 0650, Block 0599, Section 0999 Village of Research Forest

This item was heard by the full committee. The staff provided the committee with a presentation.

Representatives for the Church were present to address the committee. It was moved by Robert Heineman and seconded by John Anderson to approve the concept on the condition the applicant/architect provide the impervious coverage calculation to the final plan to indicate impervious square footage on-site and must follow the required impervious coverage for the lots. The dumpster must be enclosed and indicate the location on the plans for the new building. If the new building is sharing dumpster resources, please indicate on the application form. Staff may review final plans when submitted. The motion carried unanimously.

I. Variance request for the addition of a patio arrangement that includes seating, speakers, lighting and a television to be used for advertising purposes.

1701 Lake Robbins LLC/Blend Bar

1701 Lake Robbins Drive

Lot 2628 Block 0599, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation.

Representatives for the business were present to address the committee. It was moved by Robert Heineman and seconded by Walter Lisiewski approve the patio plan on the condition the tenant return to the February 21, 2017 DSC meeting with an updated patio plan drawn to scale showing the layout of the planter box barriers and quantity and location of patio items. The committee also required specifications for planter boxes to include dimensions, materials, colors, etc. Planters are to contain real plants. The committee required an application for the speakers and allowed the TV to broadcast sporting events and cable shows but did not allow for the streaming of advertisements for products available within the business. It was recommended that the tenant consult with the owner regarding the removal of the rails adjacent to the stairs. The motion carried unanimously.

J. Consideration and action for a monument sign panel and a variance request for the window vinyl graphics that exceed the maximum number allowed and include color.

1701 Lake Robbins LLC/Blend Bar

1701 Lake Robbins Drive

Lot 2628, Block 0599, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation.

Representatives for the business were present to address the committee. It was moved by Robert Heineman and seconded by Walter Lisiewski to approve the sign package on the following conditions:

- Monument sign panel is approved as submitted with the exception of the background color. The background color must match the background color of the Fidelity Investment panel.
- A variance has been granted to allow the use of the Davidoff Cigars name in gold and black letters in the window graphics. Business name and logo are approved to be allowed on the right side primary entry door and in the additional in the additional far left and right glazing extents of the curved elevations only not including the far left patio area.
- Business name and logo must be no larger than 288 sq. in.
- Hours of Operation must be no larger than 144 sq. in. and shall be limited to one location, adjacent to the primary door.
- "You must be 21 Years or Older to Enter These Premises at All Times" is not approved.
- All signs to be displayed within the tenant space must be placed a minimum of three (3) feet from any exterior glass or any other transparent building material or placed perpendicular from view.

The motions carried unanimously.

K. Variance request for the addition of a monument sign panel that includes a logo that is not trademarked.

Senterra Real Estate Group, LLC/The Woodlands Behavioral Health & Wellness Center

2700 Research Forest Drive

Lot 8700, 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 Ron Harris to approve on the following conditions:

- "The Woodlands Behavioral Health & Wellness Center" is proposing a non-registered logo. Any logo used on signs must be successfully registered with USPTO or the Texas Secretary of State, within one (1) year of approval. The tree logo must be registered and it must be registered separately from the business name. Usage of "the Woodlands" must have a license agreement with TWLDC.
- All anchors to be concealed, panel color to match adjacent panels and panel opening to be protected while modifications are being made. Panels are to be installed fit and flush.
- Signs on the property that are currently in violation must be removed prior to the issuance of the permit.
- Installation must be in accordance with the Commercial Planning and Design Standards, including, but not limited to the installation of a landscaped bed.

The motion carried unanimously.

L. Variance request for the addition of four directional signs that exceed the maximum size allowed and do not comply with the required color requirements.

Senterra Real Estate Group, LLC/The Woodlands Behavioral Health & Wellness Center

2700 Research Forest Drive

Lot 8700, 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 Ron Harris to deny as presented and require the owner to resubmit the directional sign in accordance with the following:

- The directional signs proposed do not meet The Woodlands Commercial Planning & Design Standards. Directional signs are not to exceed 4'0" in height, with 6 SF of message area and be two (2) feet above grade. Characters are to be of a single neutral color.
- Revise message panel background color and text colors on all directional signs to match the colors of the existing monument panel. All directional signage must match in appearance.
- Directional Sign Type A: Reduce message panel width by 6" so the overall panel width becomes 3'0" and complies with message area of 6 SF. Revise and Resubmit. Removal of the existing directional signs must be completed prior to installation of replacement signage.
- Directional Sign E/R2: This directional Sign is not approved and shall be removed from the proposed signage package.
- Directional Sign D/R2: Revise sign size to meet criteria, 4'0" tall x 3'0" wide with message panel 2'0" above grade. This sign type shall be submitted as two (2) separate signs, a left sign and a right sign placed adjacent to each other at the visitors parking entry. No address number is to be included. Revise and Resubmit sign proof and a revised site location map for review and approval prior to fabrication and installation.
- All plans and installation must be in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

M. Consideration and action for additional cellular antennas.

The Cynthia Woods Mitchell Pavilion

2005 Lake Robbins Drive

Lot 0290, Block 0599, Section 0290 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 Ron Harris to approve as presented. Installation must be in accordance with the manufacturer's specifications and the Commercial Planning and Design Standards. The motion carried unanimously.

N. Consideration and action for the concept approval for a new office building.

The Woodlands Land Development LP

Four Hughes Landing Office Building

1690 Hughes Landing Boulevard

Lot 6502, Block 0547, 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 Ron Harris to withdraw this item. The motion carried unanimously.

O. Consideration and action for the concept approval for a new parking garage.

The Woodlands Land Development LP

Four Hughes Landing Garage Building

1680 Hughes Landing Boulevard

Lot 6502, Block 0547, 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 Ron Harris to withdraw this item. The motion carried unanimously.

P. Variance request for a sign package that includes a building sign that exceeds the maximum height allowed and door/window vinyl graphics that include the names of a sub-leased department within the business.

1P4:10 Sports Performance, LLC

8101 Kuykendahl Road, Suite #100

Lot 4000 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 Ron Harris to approve on the condition the owner reduce the overall Committee Review building sign scale to meet the design criteria of 24" tall maximum. Vinyl graphics require application. Issuance of the Building and Monument signs will occur after the owner submits the required application for the existing window and door vinyl graphics. The motion carried unanimously.

Q. Variance request for the existing window/door vinyl graphics that exceed the maximum size allowed, include a phone number, a tagline and a logo that is not registered.

Master Hong's World Champion Taekwondo

8000 McBeth Way, Suite #155

Lot 0850 Block 0499, Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Ron Harris to conditionally approve the revised drawings, which comply with the following conditions:

- Window graphics must comply with The Woodlands Commercial Planning Design Standards - The business name/logo size exceeds the max. size of 288 sq. in. Reduce to meet the size standard. Business Name and Emergency Contact shall fit into the area as shown (per criteria is 288 sq. in.)
- Remove the tagline "World Champion."
- Remove the window graphic logo (Taekwondo silhouette kicking, "H" logo) or resubmit when logo is trademarked.
- "Master Hong's Taekwondo" and proposed logo must be successfully registered with the USPTO within one (1) year of signage being installed.
- "Master Hong's Taekwondo" and proposed logo must be successfully registered with the USPTO within one (1) year of signage being installed.
- Monument Sign Panel has not been submitted for review. Any panel to be added must be reviewed and approved by the review committee prior to fabrication and installation.

The motion carried unanimously.

R. Consideration and action for the replacement of a tenant blade sign.

Perry's Steakhouse and Grille

6700 Woodlands Parkway, Suite 300

Lot 0200 Block 0499, Section 0000 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Ron Harris to approve as submitted. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

S. Consideration and action to replace one existing street light pole with new light poles that will contain a small cell network.

Located in the median of Lake Robbins Drive near Woodloch Forest

DSC Minutes 02-07-18

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

Crown Castle NG Central LLC

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Ron Harris to approve 1 applicant-manufactured custom fabricated light poles incorporating cellular node and the associated equipment cabinets, fiber vaults and antenna shrouds, as described in the Permits on the following conditions:

- The installation of all equipment, including but not limited to the lights poles, equipment cabinets, fiber vaults and antenna shrouds, must occur in accordance with all engineering and manufacturing specifications and comply with all applicable building codes and other laws.
- Equipment cabinets shall not be mounted on the light poles.
- Materials and colors used for all visible poles and equipment must be in accordance with the approved plan and match the color of the surrounding light poles and/or utility boxes as applicable.
- At applicant's sole expense, each light pole, equipment cabinet, fiber vault and antenna shroud must be maintained in good order and repair, including but not limited to, operating lights, replacement of inoperable lights within 48 hours of notice, secured equipment cabinets and vaults.
- At applicant's sole expense, each light pole, equipment cabinet, fiber vault and antenna shroud must be repaired and repainted, as needed due to damage, including but not limited to, general maintenance, vandalism, graffiti, impact or natural causes.
- All improvements must be routinely and consistently monitored and repaired within 3 days of noted damage.
- Applicant must place and maintain contact information on each light pole in a location readily viewable so that repair issues can be reported to applicant.
- Applicant must comply with all applicable rules, regulations, ordinances and laws in any way related to or affecting the light poles and associated equipment, including but not limited to obtaining an Improvements in the Right of Way Agreement from the appropriate Montgomery County entities.

The motion carried unanimously.

T. Consideration and action regarding the addition of monument sign panel for a new tenant.

Senterra Real Estate Group, LLC/Gateway Mortgage Group
2700 Research Forest Drive

Lot 8700 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 Ron Harris to approve on the condition that all anchors to be concealed, panel color to match adjacent panels and panel opening to be protected while modifications are being made. Panels are to be installed fit and flush. Installation must be in accordance with the Commercial Planning and Design Standards, including, but not limited to the installation of a landscaped bed. The motion carried unanimously.

U. Variance request to allow two tenant names on the same monument sign panel and to allow a logo that exceeds the maximum size allowed.

AxiomMedical/HGA
8401 New Trails Drive

Lot 03000 Block 0051, 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 Ron Harris to approve on the condition AxiomMedical obtains successful USPTO registration within one (1) year of this approval. The monument tenant panels must be fabricated as two separate tenant panels to allow each tenant panel to be installed and/or removed independently from each other. All anchors to be concealed, panel color to match adjacent panels and panel opening to be protected while modifications are being made. Panels are to be installed fit and flush. Monument sign and landscape bed must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

V. Consideration and action for the replacement of an existing sign panel with a new tenant name.

Rhame & Gorrell Wealth
1330 Lake Robbins Drive, Suite 320

Lot 7200 Block 0599, Section 0046 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 Ron Harris to approve as submitted on the condition all anchors are to be concealed, panel color to match adjacent

panels and panel openings to be protected while modifications are being made. Panels are to be installed fit and flush. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

W. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Mattress Firm / CSHV Woodlands LP

1340 Lake Woodlands Drive.

Lot 5000 Block 599, Section 999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the owner of the property and a representative for the business were present to address the committee. It was moved by Walter Lisiewski and seconded by John Anderson to approve the pursuit of legal action if violations continue after February 8, 2018; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish any necessary documentation to maintain compliance. Correspondence will include that failure to correct these violations and remain in compliance will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

RESIDENTIAL ITEMS EXHIBIT B

1. Variance request related to the approved rehearing for an existing driveway widening that causes the driveway to exceed the maximum width allowed and was previously acted on and includes a Memorandum of Agreement.
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 owner was present to address the committee. It was moved by Walter Lisiewski and seconded by John A. Brown to approve the variance on the condition that the existing right side driveway extension is removed and if removed the committee will allow the existing left side extension to remain. Once the right side is removed and the area where the driveway is removed is returned to a yard with integrated landscaping, the committee will release the memorandum of agreement. The conditions must be met within 60 days. The motion carried unanimously.
2. Variance request for a proposed wood deck that would encroach into the five-foot side and ten-foot rear yard easement.
Jorge L Suarez
96 West Indian Sage Circle
Lot 40, Block 03, Section 12 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 Ron Harris to approve as presented. Approval by this committee does not constitute approval by the easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
3. Variance request for a proposed interior white wood fence that was not considered to be compatible with the neighborhood when reviewed and acted upon by the Cochran's Crossing Residential Design Review Committee.
Mary Ross Custom Homes
97 Hollymead Drive
Lot 14, Block 01, Section 09 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. It was moved by Walter Lisiewski and seconded by Ron Harris to approve on the condition the owner plant and maintain additional vegetation at the rear corner of the property, consistent with the hedge at the rear, to soften and screen the view from the adjacent tracts. The improvements must meet code and pass final inspection. The motion carried unanimously.
4. Variance request for proposed courtyard that would exceed the maximum amount of hard surface area allowed and incorporates artificial turf in the design.
Cinda Redmon
18 Harbor Cove Drive
Lot 29, Block 04, Section 24 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. It was moved by Walter Lisiewski and seconded by Ron Harris to approve on the condition that gravel or grass is used between the pavers and that artificial grass is not approved. The motion carried unanimously.
5. Consideration and action of a proposed fire pit.
Cinda Redmon
18 Harbor Cove Drive
Lot 29, Block 04, Section 24 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 Ron Harris to approve the fire pit on condition that the improvement meets current code and passes inspection. Additionally, improvement must not halt or materially impede drainage as defined in the Residential Standards. The motion carried unanimously.

6. Variance request for a proposed addition of a pantry that would exceed the maximum hard surface area allowed and would encroach into the rear forty-foot setback.
Cinda Redmon
18 Harbor Cove Drive
Lot 29, Block 04, Section 24 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. It was moved by Walter Lisiewski and seconded by Ron Harris to approve the variance on the condition that the improvement meets current code and passes inspection. Additionally, improvement must not halt or materially impede drainage as defined in the Residential Standards. The motion carried unanimously.
7. Variance request for proposed walkway that would exceeds the maximum hard surface area allowed.
Glenn Davis
246 South Berryline Circle
Lot 02, Block 02, Section 36 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 Ron Harris to approve the walkway as presented on the condition the owner does not halt or materially impede drainage as defined in the residential Development Standards. Additionally, the owner must maintain the existing vegetation at the front and side of the home to soften and screen the view of the walkway from the street. The motion carried unanimously.
8. Variance request for the existing color change that includes painted brick that was not considered to be architecturally compatible with other homes in the area when reviewed and acted upon by the Panther Creek Residential Design Review Committee.
Scott Hart
48 Sunlit Forest Drive
Lot 25, Block 01, Section 06 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. It was moved by Walter Lisiewski and seconded by John Anderson to table this item. The motion carried unanimously.
9. Variance request for the existing color change that was not considered to be architecturally compatible with other homes in the area when reviewed and acted upon by the Grogan's Mill Residential Design Review Committee.
Kingdom Enlightenment Acquisitions
80 Timberspire Lane
Lot 01, Block 03, Section 38 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 Ron Harris to approve the variance as presented. The motion carried unanimously.
10. Variance request for an existing pergola with wood decking that encroaches into the five-foot side and ten-foot rear yard easements.
Babak Bob Arefi
93 North Concord Forest Circle
Lot 21, Block 01, Section 41 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 Ron Harris to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the pergola and decking when the owner no longer owns the home, sells or transfers title or when the improvements are in disrepair and require removal. Action by this committee does not constitute action by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
11. Variance request for an existing fence panel which is not located at least three feet back from the front façade of the dwelling and was built with the construction side facing out toward an adjacent lot.
Margaret Wilson
40 South Morningwood Court
Lot 79, Block 04, Section 38 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. The owner and affected neighbor were present to address the committee. It was moved by John Anderson and seconded by John A. Brown to deny the variance as presented and delay enforcement regarding the removal of the fence panel until the issue with the adjacent neighboring fence and gate has been resolved. The motion carried unanimously.

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Lewis Walker

6 Warbler Place

Lot 53, 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 John Anderson and seconded by Ron Harris 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.

13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Smith CO Services Group International Inc.,

24 Summer Morning Court

Lot 27, Block 01, Section 05 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 Ron Harris 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.

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

JOBO Properties LLC

50 N Duskwood Place

Lot 07, Block 03, Section 26 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 Ron Harris 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.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF **FEB 7, 2016**

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
Elaine Wilson	SELF	405 W. Woodland 3300 Kirby Dr Houston	11	5:00	Elaine Wilson
Jon Beer	Regency		D	5:00	Jon Beer
Cheryl Tyson	Impact Church		F	5:00	
Angela Branch	The Woodlands UMC	2200 Lake Woodlands Dr	H	5:00	Angela Branch
Gene Satter	The Woodlands UMC	" "	H	5:00	Gene Satter
JONATHAN DAVIS	The Woodlands UMC		W		
Rebecca Galbreath	Impact Church	5401 Stok The Woodlands	F		Rebecca Galbreath
Rebecca Galbreath		58 Lost Found Ct	Public Comment	5:00	Rebecca Galbreath
ERIK & AMBER SECRET	THE WOODLANDS FOREST	7803 S FOREST CIRCLE	G	5:00	Erik & Amber Secret
April Moore	Self	801 Woodspire Ln	9	5:00	April Moore

FEB 7, 2018

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
RAY A. DUERER	ARCHITECT	20445 State Hwy 244 Ste 200 Houston, TX 77076	D	4:35P	<i>[Signature]</i>
ROBERT OLIVER	BUCHER DESIGN GROUP	PINECREST	B+C	4:45	<i>[Signature]</i>
MARY SYDOW	SALF	76 W. Timberspark	11	4:50	
MARK HILDEN / CORY JOHNSON	BLEND	1701 LAKE LORAIN	15	4:50	<i>[Signature]</i>
Rachel Herman	Regency Centers	4775 W Panther Creek Dr	D	4:55	<i>[Signature]</i>
Dens Camichel	Resident		E	4:55	<i>[Signature]</i>
Cinda Redmond	"	18 HARBOUR COVE	4,5+6	4:56	<i>[Signature]</i>
Mary Ann	builder	97 Hollywood	3		<i>[Signature]</i>
Bruno J. ...	Wolfe 96	Pinecrest Shopping Center	B+C	4:56	
Bill Miller	ST ANTHONY	7801 BARBRANCH	E	4:50	<i>[Signature]</i>

JM BRAUN

DEVELOPMENT STANDARDS COMMITTEE MEETING OF FEB 7, 2018

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
Jedidiah Duncan	Laurie Hunt	47 Laurelwood Cir	E	5:05	[Signature]
Thomas Emshel	"	27 Laurelhurst Cir	E	5:05	[Signature]
Swan Mazewski	CSHY Woodlands	1340 Lake Woodlands		5:05	[Signature]
Pat Payne		108 S Timber Top		5:15	[Signature]
Gary Faezels	CSHY	44 Sunlit Green	8	5:24	[Signature]
Kynette Saezel		" " "	8	5:24	[Signature]
Scott Hart		288 Sunlit Forest	8	5:25	[Signature]