

Development Standards Committee

April 4, 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 and Robert Adams

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

- I. Welcome/Call Meeting to Order.**
The meeting was called to order by Walter Lisiewski at 5:02 p.m.
- II. Consideration and action regarding the minutes of the meeting of March 7, 2018.**
The minutes were reviewed by the committee. It was then moved by John Anderson and seconded by Brian Boniface to approve the minutes for the meeting of March 7, 2018 as presented. The motion carried unanimously.
- III. Consideration and Action of the Applications and Covenant Violations in Section VI and VII, recommended for Summary Action.**
These items were reviewed by the full committee. The lists consisted of commercial items A, I – P & R –U and residential items 6 - 11. It was moved by John Anderson and seconded by Brian Boniface to approve the Commercial and Residential Summary Lists as presented by staff recommendation. The motion carried unanimously.
- IV. 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.
- V. Reconvene in Public Session.**
There was no executive session.
- 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 action for “Edison Style” lighting.**
This item was discussed by the Committee. It was also heard under Public Comments. Robert Heineman stated that this item should be placed on the May 2nd agenda for review. It was moved by Walter Lisiewski and seconded by Brian Boniface to table this item for the May 2, 2018 meeting. The motion carried unanimously.
- IX. Consideration and action of a possible violation for decorative/planter pot displays on driveway.**
This item was heard by the full committee. The staff provided the committee with a presentation of properties with planter pots on driveways, sidewalks and in front yards. Glen Troups of 78 West Sienna Place and Paul Collins of 77 West Sienna Place both stated their objections to the pots placed on a neighboring driveway at 66 West Sienna Place. They were concerned with the number, varying sizes and location of the pots. The committee reviewed the photos and directed staff to send a letter to the owner of 66 West Sienna Place in regard to the pots on the driveway, to schedule for discussion with legal counsel and to place Standards revisions regulating pots on the driveway on the agenda of a future meeting. It was moved by Walt Lisiewski and seconded by Brian Boniface to table the item until these items were completed. The motion carried unanimously.

X. Public Comments

A resident of The Woodlands was present to comment on the “Edison Style” lighting in his neighborhood.

XI. Member Comments

Walter Lisiewski gave an update on the Board of Directors meeting. He also discussed the progress at 47 N Longspur. Structure of the DSC meetings was discussed among the members regarding meeting times and order.

XII. Staff Reports

Tentative site visit dates of April 17th and 18th were discussed for the property at 47 Longspur Drive. Also, staff identified opportunities for a discussion of revisions to the Standards and was decided that Thursday afternoons would be good.

XIII. Adjourn

There being no further business it was moved by Brian Boniface and seconded John A. Brown to adjourn the meeting at 7:54 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Consideration and action of the final plans for the exterior remodel of two tenant spaces at the Panther Creek Shopping Center.

Panther Creek Shopping Center

4775 West Panther Creek Drive

Lot 0283 Block 0045 Section 0040 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 Brian Boniface to approve as presented on the condition the green mesh fencing will be secured around the construction areas to screen the view of the modifications. All improvements must be in accordance with the Commercial Planning and Design Standards, including meeting code and passing final inspection. All signage must be submitted for review and final action prior to fabrication. Revise and resubmit plans representing improvements to match the existing center, specifically roofing, columns, colors and materials. If necessary the center may require some maintenance to the existing roof to blend the new roof tiles and remove the mildew or staining to the existing tiles. Additionally, the owner must submit a construction timeline for overall project through completion. Owner must correct all maintenance violations prior to the issuance of a permit. All materials and construction debris must be contained and kept in good order. The motion carried unanimously.

- B. Variance request for the exterior remodel including the addition of a walk-in cooler box that is over the building line, exceeds the maximum amount of square feet allowed, includes a trash enclosure, patio addition, color change and window change.

House of Pies

1330 Lake Woodlands Drive

Lot 0660 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 also present to address the committee. It was moved by Robert Heineman and seconded by John Anderson to approve the addition of the walk-in cooler box, trash enclosure, patio addition and window change on the following conditions:

1. Provide a Construction Activity Plan with full extents of construction fencing with screen mesh (green, brown, or black is acceptable) fully enclosing the entire scope of work, including the construction trailer, dumpster portable toilets, and lay-down area. A project ID sign must be submitted for review and approval for this project and located within the subject property line.
2. Provide a photometric plan and a full list of exterior light fixtures with cut sheets, including selected finish and bulb color. All fixtures are to be equipped with shielding to mitigate light transfer to adjacent properties.
3. Provide an existing tree survey and indicate any trees or vegetation to be removed for the proposed scope of work, in particular the new 600 SF patio addition and the potential impact to the existing established trees.
4. Update Architectural site plan to include established Forest Preserve lines and building setbacks. The CSC has **approved** a variance for the 1,035 SF west expansion to encroach over the 15' building line setback.
5. The 90 existing parking spaces are deemed acceptable and a variance has been **approved** to allow the existing parking in lieu of the required 104 spaces.
6. Areas where material patchwork is scheduled are to be seamless with no indication of previous conditions.
7. Submit physical samples of proposed material finished for a direct comparison to the proposed color samples of the Pineroft renovations by Wulfe. Proposed colors for House of Pies should match or closely match the proposed color samples of the Pineroft renovations by Wulfe for a harmonious appearance.
8. Owner must revise and resubmit building trim color to a more tan color that is comparable or matches the color samples of the Pineroft renovations by Wulfe. Proposed colors for House of Pies should match or closely match the proposed color samples of the Pineroft renovations by Wulfe for harmonious appearance.
9. Provide Architect's Letter of Code Compliance.
10. Provide landscape plans and irrigation plans showing alterations to existing planting and irrigation systems.

11. Submit a landscape plan to screen patio from the parking lot and show additional screening.
12. Entry Elevation Building signage- Revise and Resubmit.
13. Owner to submit all revisions to staff for final review, or as deemed by staff, committee review.

The motion carried unanimously.

- C. Variance request for a sign package that includes two building signs that do not match, exceed the size allowed, include a raceway and logo that is not trademarked, awnings that advertise products available within the business, and do not match the monument signs; monument signs include a tagline and do not display the street address.

House of Pies

1330 Lake Woodlands Drive

Lot 0660 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 also present to address the committee. It was moved by John Anderson and seconded by Robert Heineman to approve on the following conditions:

1. Entry Elevation Building Signage: Revise and Resubmit: 1a: Reduce scale of middle logo down to no more the 20% of the message area. The tag-line "A Slice of Heaven on Earth" is not a business clarifier and is Disapproved and to be removed and replaced with the tagline business clarifier "Restaurant and Bakery". This tag-line must be registered with the State of Texas or USPTO. 1b: The secondary non-registered Graphic logos of the House with Pi symbol within are disapproved. 1c: Tagline lettering to be individual channel letters not cabinet style.
2. North elevation Building signage: Revise and Resubmit: 10a: The secondary non-registered Graphic logos of the House with Pi symbol within are disapproved. 10b: Signage constructed via raceway mounting is not permitted. Revise and Resubmit. 10c. Non-registered tagline "Restaurant & Bakery" is considered a business clarifier and a variance for its use is Conditionally Approved subject to registration with USPTO within 1 year of signage approval. North elevation building signage and East Entry Building Signage must match. Placement or approved logo/graphics must be on the same elevational plane as the subject building signage. 10d: tag-line Lettering to be individual channel letters, not cabinet style.
3. Monument signage #1 interior to site: revise and Resubmit: 3a: Monument signage must be horizontal format and not exceed 6' in height. 3b: Monument signage is to match building signage, including approved and registered logos. 3c: Non-registered tag-line "Restaurant and Bakery" is considered a business clarifier and a variance for its use is Conditionally Approved subject to registration with the USPTO within 1 year of signage approval. 3d: Tag-line "Open 24 HRS." is not a business clarifier and is disapproved. 3e: Non-registered logo/graphics are disapproved. Only registered logo/graphics may be installed. All graphics on monument signage and building signage are to match. 3f: Monument panel background recommended as dark grey with routed letters with 1/2" white stroking.
4. Monument Signage #2 at Lake Woodlands - Revise and Resubmit: 4a: Non-registered logo/graphics are disapproved. Only registered logo/graphics may be installed. All graphics on monument signage and building signage are to match. 4b: Remove orange border. 4c: Non-registered tag-line "Restaurant and Bakery" is considered a business clarifier and a variance for its use is Conditionally Approved subject to registration with the USPTO within 1 year of signage approval. 4d: Monument panel background recommended as dark grey with routed letters with 1/2" white stroking.
5. All awning signage is disapproved.
6. Both monument signs are to have irrigated formal planting areas installed around them. The registered display of "House of Pies", the pie logo and business clarifier "Restaurant and Bakery" are the appropriate configuration of elements that should be represented on all building signage, monument signage and any window signage which must be submitted for.

The motion carried unanimously.

- D. Variance request for the expansion of the catherization laboratory "cath lab" that includes white window frosting.

CHI St. Luke's Health

17200 St. Luke's Way

DSC Minutes 04-04-18

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

Lot 7700 Block 0555, Section 0000 Village of College Park

This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the hospital were also present to address the committee. It was moved by Robert Heineman and seconded by Brian Boniface to approve on the following conditions:

- Construction Activity Plan to be resubmitted to exclude construction fencing. *Due to the location of this construction site the hospital would prefer to not include a fence with this project. The job trailer and crane location are in close proximity to the ambulance bay and loading dock which have a lot of traffic. Adding the fence would limit the space we have in the area to function. Please let us know if not having a fence would be an issue.*
- Sill plates are recommended to mitigate water intrusion at all exterior window details.
- A variance has been approved for the white window frosting to be installed as proposed.
- The owner must insure on site safety measures are in place at all times.
- Approval by this committee does not constitute approval by additional entities. It is the owner's responsibility to obtain those approvals.
- All improvements must meet current code and pass all inspections.

The motion carried unanimously.

- E. Variance request for existing parking lot lights that exceed the allowed foot candle level at the property line.

Spirit Filled Celebration Church
6565 Research Forest Drive

Lot 0200 Block 0101 Section 0067 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the business were also present to address the committee. It was moved by Robert Heineman and seconded by John Anderson to table the item and request the owner modify the lights by tilting the fixtures downward and allow the staff and committee to perform a night time site visit to determine if the adjustments correct the glare and illumination observed from the surrounding tracts. The motion carried unanimously.

- F. Consideration and action for the replacement of exterior light fixtures on the property and in the three parking garages.

MEPT Boardwalk Town Center LLC
2203 Riva Row

Lot 9412 Block 0547 Section 0060 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 Brian Boniface to table this item. The motion carried unanimously.

- G. Variance request for an existing sign package that includes a tagline that is not part of the registered name and window/door graphics exceed the size allowed and are in color.

Tumbleweeds & Notions
8021 Research Forest Drive

Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the business was present to address the committee and stated that the owner of the shopping center did not represent any criteria in the lease contract. Therefore, the business owner was unaware of the Standards. It was moved by Robert Heineman and seconded by John Anderson to deny as presented and require the owner revise the plans to comply with the Commercial Planning and Design Standards and the Center Criteria. Including remove any tenant information below the canopy and refinish the panel per the criteria. Submit application for business name on building façade. Allow a tag line with the removal of "Whimsy". All materials should be in accordance with the criteria. Five-inch depth acrylic white face, individual mount with LED white internal lighting. See Standards for maximum heights allowed according to number of lines of texts. Any proposed tagline to be 5" depth, white R&H # 7328 acrylic face individual mount channel letters with LED white internal illumination. Remove gold window graphics and submit application to replace with white graphics in accordance with The Standards. Owner must register business name in accordance with the Standards. The committee will

allow 120 days to comply and the staff will continue to contact the owner of the shopping center. The motion carried unanimously.

H. Consideration and Action regarding the repair and redesign of the monument sign.

HR Acquisition of San Antonio Ltd
8850 Six Pines Drive

Lot 6605 Block 0350 Section 1000 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 Brian Boniface to table this item. The motion carried unanimously.

I. Variance request for existing door graphics that include a tagline and an illuminated sign that is visible to the outside of the business and not displayed on a wall.

BB&T

1640 Lake Woodlands Drive, Suite D

Lot 4600 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 Brian Boniface to deny as presented and require the owner submit a new application with vinyl graphics that are in accordance with the Standards. Remove all temporary paper notices from the storefront windows and ATM machine and allow a variance for the interior non-illuminated sign that encroaches six inches closer to the storefront glass on the condition the sign is never illuminated. The motion carried unanimously.

J. Variance request for existing window graphics that advertise products and services offered within the business and include a logo that is not registered.

Atsumi (Asian Kitchen and Sushi Bar)

3335 College Park Drive

Lot 0806 Block 0388 Section 0999 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve on the condition revised plans are submitted subject to the following:

- Graphics of tenant's registered name at a maximum of 24 Sq. Inches may be placed on the interior glazing surface of each store front window per center criteria.
- Graphics of tenant's registered name at a maximum of 288 Sq. Inches may be placed on tenant's entry door per The Woodlands Criteria. Remove telephone number from this graphic.
- The red descriptive graphics and blue banding stripes are not permitted and shall be removed.
- Remove "Open 7 Days a Week" from Hours of Operation graphics.
- "OPEN" sign to be a maximum of 2 SF and illumination shall be static.
- "Asian Kitchen and Sushi Bar" is a tagline is used as a business service clarifier and a variance to use this clarifier is approved.
- Asian graphic used as a logo is not registered and shall be removed.
- The tenant's business name, tag line and logo shall be registered with the State or USPTO. Tenant shall acquire registration within one (1) year of conditional approval. DBA must be provided.
- Installation must be in accordance with The Commercial Planning and Design Standards.

The motion carried unanimously.

K. Consideration and action for the addition of a vehicular drop-off canopy.

Texas Children's Hospital

17600 Interstate 45 South

Lot 7709 Block 0555 Section 0999 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve on the following conditions:

- No signage is approved at this time. Canopy signage must be submitted for review and approval prior to fabrication and installation.
- Aluminum finish is to match existing building finish.

- Must adhere to the lighting cut sheets. All lighting must match the existing exterior overhead light at front entry, or cut sheets are to indicate shielding baffles to prevent forward glare.
- Must adhere to the Construction Activity Plan.
- Construction area must include installed construction fencing, mesh, lay-down area, construction trailer and locations of dumpster and portable toilets if applicable.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- L. Variance request for a building sign that includes a logo that is not trademarked.

EKU Power Drives

2408 Timberloch Place, B-9

Lot 0320 Block 0547 Section 0006 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 Brian Boniface to approve as presented on the condition the logo is trademarked with the United States Patent & Trademark Office or the Texas Secretary of State within one year of this date of approval (April 4, 2019) or the logo must be removed from the sign. Improvements must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- M. Variance request for a sign package that includes a building sign that exceeds the maximum height allowed and two monument sign that do not include an address.

Verizon Wireless

1335 Lake Woodlands Drive, Suite A

Lot 2400 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 Brian Boniface to approve on the following conditions: Any damage to the façade from the removal/relocation of building sign elements must be repaired to new condition. Add address number to top corner of monument panel at end nearest to street-applies to monument panel sign fronting Lake Woodlands Drive only. Monument panel is to be installed fit and flush with no visible gaps or fasteners. All monument panel backgrounds are to match in color. Any additional signage such as window graphics shall be submitted for review. The motion carried unanimously.

- N. Variance request for a monument sign panel that includes a logo that exceeds the maximum size allowed and is not trademarked.

Zenith Energy

3000 Research Forest, #250

Lot 9381 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 Brian Boniface to approve as presented on the following conditions:

- The logo is trademarked with the United States Patent & Trademark Office or the Texas Secretary of State within one year of this date of approval (April 2, 2019) or the logo must be removed from the sign. Must comply with Commercial Planning and Design Standards.
- 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.
- All monument panels are to be the same color and size. Faded panels should be replaced for color consistency.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- O. Variance for a sign package that includes a building sign, monument sign and vinyl door graphics that exceed the size allowed and a registered name that does not match the signs.

Six Pines Nails

9300 Six Pines Drive

Lot 7100 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 Brian Boniface to approve on the following conditions:

- Channel letter returns shall be black.
- Any building sign components to be re-used must be reconditioned to new appearance.
- Any damage to the façade from the removal/relocation of building sign elements must be repaired to new condition.
- Monument panel to be installed fit and flush to adjacent signage with no visible gaps or fasteners.
- All existing graphics shall be removed and glass thoroughly cleaned prior to installation of new graphics.
- Monument panel to be routed for depth to match existing signage construction.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- P. Variance request for an existing sign package in which the name is not registered and includes door vinyl graphics that exceed the size and subject matter allowed.

Kendra Pratt, DDS, MS Orthodontist

10110 Woodlands Parkway, Suite 600

Lot 0300, Block 0458, 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 Brian Boniface to approve on the following conditions:

- Building signage and window graphics should match in both Character and appearance.
- Revised plans are submitted that Reduce scale of “Orthodontist” to fit graphics in the 288 sq. inch area as permitted by criteria.
- Remove “Terramont Orthodontics” and “PA” from window graphics to match building signage.
- The tenant’s business name is not registered with USPTO. Tenant shall acquire registration within one (1) year or provide proof of State Registration.
- All anchors to be concealed, panel color to match adjacent panels. Panels are to be installed fit and flush.
- Recommend conditional approval of monument panel as this condition has been previously approved (Alden Bridge – Pediatric Dentistry).
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- Q. Variance request for an existing sign package in which the name is not registered, the building sign exceeds the size allowed and includes door vinyl graphics that exceed the size and subject matter allowed.

Edward Jones

10110 Woodlands Parkway Suite 700

Lot 0500 Block 0458, Section 0046 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the business was present to address the committee. It was moved by Walter Lisiewski and seconded by Robert Heineman to approve the building and monument signs on the condition that the owner/tenant remove the word “Investments”, remove the decorative double lines from the door vinyl graphics, remove the title and allow the name and add address to door vinyl in accordance with the criteria. Any signage on the back access door must be in compliance with the center’s criteria. Owner must submit revised renderings for issuance of the permit. The motion carried unanimously.

- R. Variance request for an existing sign package in which the name is not registered and includes door vinyl graphics that exceed the size and subject matter allowed.

Caffe Di Fiore

10110 Woodlands Parkway, Suite 900

Lot 0300, Block 0458 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 Brian Boniface to approve on the following conditions:

- Building sign is approved as presented.

- Monument panel approved as presented. All anchors on monument sign to be concealed, panel colors to match adjacent panels. Panels are to be installed fit and flush.
- Building owner shall replace white monument panels with panels matching approved background color.
- “Open” sign must not exceed two (2) square feet and must be static.
- Signs other than approved vinyl window graphics are not permitted on window glazing.
- Revised plans must be submitted in which business name, suite, address and website must fit in 288 sq. inches combined. Decorative banding must be removed.
- Revised plans must include “Emergency” Contact number and “Hours of Operation” that fit within 11”x11” area.
- Remove decorative flowers, “free WiFi” and “minimum Credit Card Payments \$5.00 Thank You” window graphics and all stickers.
- Fire code required lettering “THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS” is to be legible from the interior of the space and installed on the interior face of the glazing closer to the base of the glazing.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- S. Variance request for an existing sign package in which the name is not registered and includes door vinyl graphics that exceed the size and subject matter allowed.

Donut Express

10110 Woodlands Parkway, Suite 300

Lot 0300 Block 0458, 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 Brian Boniface to approve on the following conditions:

- “OPEN” sign must not exceed two (2) square feet and must be static.
- Center criteria allow for only address and suite to be placed on the rear service door in die-cut black vinyl.
- Add street address to the tenant business and suite number per center criteria.
- Remove “Open 7 Days a Week” and resize contact number to fit within Hours of Operation area 11”x11”.
- The tenant’s business name is not registered with USPTO. Tenant shall acquire registration within one (1) year or provide proof of State Registration.
- All anchors to be concealed, panel color to match adjacent panels. Panels are to be installed fit and flush.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- T. Consideration and action for the update of a tenant sign package.

Zoner’s Pizza Joint

8000 McBeth Way, Suite 170

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 Brian Boniface to approve on the following conditions:

- Any ghosting or facade damage left behind from the removal of the "St" channel letters must be repaired prior to the installation of the new channel letter "Z".
- Remove existing business name and store hours prior to the installation of new graphics.
- Window graphics of Tenant’s name are to match building signage font.
- Monument signs for this shopping center are to have irrigated formal planting areas installed.
- Business panels with businesses no longer at this location are to be removed and new blank panels installed matching the same fit and finish of existing panels. All panel colors are to match.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

U. Consideration and action for the replacement of cellular equipment on an existing cell tower.

The Woodlands Land Development LP

9611 Woodlands Parkway

Lot 0150 Block 0078 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 Brian Boniface to approve on the following conditions:

- No grading or significant ground construction is required and all work will be kept within the existing fenced telecom compound.
- New FSMF Antennas will be the same in both size and quantity.
- Vegetation around the site should not be disturbed.
- Damaged pickets to be repaired or replaced. Graffiti to be removed and fences returned to a community friendly standard.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

RESIDENTIAL ITEMS EXHIBIT B

1. Receive, Consider and Act on home owners request for a hearing concerning the violation notice for a fence that was constructed without submitting or obtaining a permit.
Jane Georges
18 Leisure Lane
Lot 05, Block 01, Section 01 Village of Millbend 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 Brian Boniface to table this item. The motion carried unanimously.
2. Variance request for a tree removal.
Lluvia Tavares
89 East Timberspire Court
Lot 97, Block 02, Section 38 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 John Anderson to approve on the condition that prior to removing the tree the owner must provide a landscape plan for the front yard with the addition of top soil, sod and flower beds with native evergreen shrubs. Additionally, the owner must plant three (3) thirty (30) gallon native evergreen trees anywhere on the lot. The motion carried unanimously.
3. Variance request for the existing painted brick was determined to be architecturally incompatible with other homes in the area when reviewed by the Panther Creek Residential Design Review Committee, and does not meet the Residential Standards.
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. It was moved by Walter Lisiewski and seconded by Brian Boniface to approve the variance as submitted. John Anderson voted against the motion. Ron Harris was not present for the vote. The motion carried.
4. The proposed color change was not considered architecturally compatible with the neighborhood when acted upon by the Residential Design Review Committee.
Richard and Amanda Edwards
16 Cedarwing Lane
Lot 24, Block 01, Section 32 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 Brian Boniface and seconded by John A. Brown to approve the variance as submitted. The motion carried unanimously.
5. The existing patio cover and pavers are located within the ten foot rear easement.
Kevin and Huguette Shields
2710 North Logrun Circle
Lot 25, Block 02, Section 02 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 Brian Boniface to table this item. The motion carried unanimously.
6. Variance request for the revised proposed room and garage addition that exceeds the maximum living area allowed.
Jason and Laurie Corzine
10911 Sweetspire Place
Lot 29, Block 05, Section 06 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 Brian Boniface to approve on the condition that the owner provide a construction timeline for the project, the owner install erosion control fencing around the property to maintain the lot in good order and repair during the time of construction. All improvements must not halt or materially impede drainage

as defined in the residential development Standards and the owner must submit a landscaping plan showing the addition of native evergreen trees and vegetation to be planted to soften and screen the view of the improvements from the adjacent properties Staff to review upon completion to determine if there is sufficient screening. All improvements must meet code and pass inspections. The motion carried unanimously.

7. Consideration and action for the home business renewal.

Dominic and Brigitte Izzo

19 Coldsprings Court

Lot 05, Block 03, Section 60 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 Brian Boniface to approve on the condition the business is modified and does not allow trunk shows with additional attendees. Any business activity in conjunction with the home business may only park in the driveway. The business must comply with the Residential Development Standards. The business may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. Approval is for 2 years and must be renewed by April of 2020. The motion carried unanimously.

8. Consideration and action for the home business renewal.

Adam Sutliff

11020 Meadow Rue Street

Lot 26, Block 07, Section 07 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 Brian Boniface to approve on the condition the business must comply with the Residential Development Standards. The business may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. Approval is for 2 years and must be renewed by April of 2020. The motion carried unanimously.

9. Consideration and action for the home business renewal.

John Bizer and Maureen Barthen

11 Gate Hill Drive

Lot 06, Block 20, Section 01 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Brian Boniface to approve on the condition the owner must sign the memorandum regarding the conditions of a home business application noting the owner certification for compliance and licensing with The Federal Bureau of Alcohol, Tobacco, Firearms and Explosives. The memorandum will be recorded at the courthouse and binding on the land. Additionally, in accordance with the Residential Development Standards and Covenants, Restrictions, Easements Charges and Liens of The Woodlands, the Home Business is subject to revocation for the following reasons: A violation of the Standards occurs. A violation of the agreement occurs. The Business does not adhere to the conditions of approval or at the discretion of the Plan Review Committee. Home Business application must be renewed no later than April 2020 in accordance with the proposed memorandum of agreement. The motion carried unanimously.

10. Consideration and action for the home business.

Sharon De Marsais

24 North Mossrock Road

Lot 06, Block 01, Section 47 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 Brian Boniface to approve on the condition the business must comply with the Residential Development Standards. The business may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. Approval is for 2 years and must be renewed by April of 2020. The motion carried unanimously.

11. Variance request for the home business renewal.

Juan Mayorga

5 Dunloggin Lane

Lot 14, Block 01, Section 11 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 Brian Boniface to approve on the condition the business must comply with the Residential Development Standards. The business may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. Approval is for 2 years and must be renewed by April of 2020. The motion carried unanimously.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF APR. 4, 2018

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
John Rizer	Ribar-GA	11 St Gate Hill	9	1642	<i>[Signature]</i>
Margaret Rother	sets	Woodlands TX ↓ Rusty Ridge	comments	1645	<i>[Signature]</i>
Ryan Hart	ONE St. Lukes Health	17200 St. Lukes Way	D	1645	<i>[Signature]</i>
EMMETT SACRED.	HOUSE OF PIES.	1336 LAKE WOODLANDS DR.	D	16:51	<i>[Signature]</i>
John Phillips	HOP	"		16:51	<i>[Signature]</i>
Chuck Gurney	House of Pie	"		16:51	<i>[Signature]</i>
Tim Gurney	House of Pie	"		16:51	<i>[Signature]</i>
PAROLINE POWELL	Woodlands + Nations	802 Research Forest	G	4:53	<i>[Signature]</i>
Clenn Toups	W. Sienna Pl	78 W. Sienna Pl	XI	4:57	<i>[Signature]</i>
Paul Collins	W. Sienna Pl	77 W. Sienna Pl	XI	4:59	<i>[Signature]</i>

APR 4, 2018

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
Janelle Davis	Edward Jones	10110 Woodlands Pkwy #700	Public Commit	5:00	
Sarah Stephens	Celebration Church	6565 Research Forest Dr.	"E"	5:00	
Margaret Cecil	CHF St. Luke's	17200 St. Luke's way	D	5:01	
Jeff Forward	Village	---	---	5:05	
Christy Probst	Tumbleweeds Nations	8021 Research Forest Dr.	G	5:14	
Amanda Edwards	Self	10000 Canyon Lane	4	5:	
Jason Corzine	Self	10611 Stonepire Pl	36	5:40	