

Development Standards Committee

November 7th, 2018 at 5:00 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

MINUTES

Members Present: Walter Lisiewski, John Anderson, John A. Brown, Brian Boniface, Robert Adams and Arthur Bredehoft

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

I. Welcome/Call Meeting to Order.

The meeting was called to order at 5:01 p.m.

II. Consideration and action regarding the minutes of the meeting of October 3rd, 2018.

The minutes were reviewed by the committee. It was moved by Arthur Bredehoft and seconded by Robert Adams to approve the minutes of October 3rd, 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 E, I J, L-R and Residential items 2, 6-15, 18, 19, 22, 23, 25 & 27-36.

It was moved by John A. Brown and seconded by Brian Boniface to approve the Commercial Summary List in Section VI as presented by staff recommendation. The motion carried unanimously.

It was then moved by Arthur Bredehoft and seconded by Brian Boniface to approve the Residential Summary List in Section VII as present 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. Public Comments

There were no public comments.

IX. Member Comments

Arthur Bredehoft made mention of properties reviewed for the pursuit of legal action and the process for these. Hennie Van Rensburg stated that he would make inquiries about the processing of these and get back to the committee. Robert Adams mentioned the Short Term Rentals and when the next meeting will be scheduled to continue the discussion. Walt Lisiewski noted the Joint Session and whether we would be able to accommodate another joint session before the end of the year.

X. Staff Reports

DSC Minutes 11-07-2018

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

The Woodlands Township Board will consider candidates for the DSC members at their December meeting.

XI. Adjourn

It was moved by Walter Lisiewski and seconded by Brian Boniface to adjourn the meeting at 6:29 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Consideration and action for a building addition for the purposes of adding a free weight gym area; and the installation of windows to the existing building.
Panther Creek Shopping Center/Gold's Gym
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 A. Brown and seconded by Brian Boniface to table this item. The motion carried unanimously.
- B. Consideration and action on the installation of two dumpster enclosures to the rear of the shopping center.
Regency Centers/ 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 A. Brown and seconded by Brian Boniface to table this item. The motion carried unanimously.
- C. Variance request for the existing outdoor seating area including a heating and misting system that obstructs the walkway and ADA compliance requirements for the Shopping Center.
Crust Pizza
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by John Anderson and seconded by Robert Adams to disapprove due to the following:
- Conditional Approval for seven (7) four-top tables along west side patio was granted provided the tenant removes the games located on the sidewalk from their current location. Alternatively, the games can remain if the tenant removes one of the tables from either end of the patio. The games shall be moved to the space where the table had been located. Suggest tenant allow customers to use side door for service.
 - The high chairs are required to be stored on the interior of the tenant space.
 - Two (2) four-top tables at front entrance are disapproved and shall be removed. Must maintain ADA compliant walkway between parking and other tenant entrances.
 - Tenant has installed unapproved lower window glazing along the west side windows that shall be removed.
 - Tenant has an unapproved A-Frame sign at the front entrance. Remove sign and submit an application for a menu board sign that complies with The Woodlands Commercial Planning and Design Standards. A-Frame type signs may not have product advertising such as "Shiner".
 - Tenant has unapproved window graphics on the entry door. Remove window graphics and submit an application for window graphics that meet the center criteria and/or The Woodlands Standards.
 - Tenant has installed "permanent fixtures" to include radiant heaters and wall mounted misting fans. These fixtures are not typical for what is normally used in "portable" forms for patio use. Both the heater and fan fixtures are disapproved and shall be removed.
 - Tenant to refurbish brick wall and patio ceiling to patch holes and/or repaint surfaces to like new condition upon the removal of equipment.
 - If tenant elects to use heating and cooling equipment, tenant shall apply for portable heaters (that meet code) that can be stored away in off-season and permanently installed ceiling fans to the review committee for review and written approval.
 - No exterior permanent improvements or exterior signage is to be fabricated or installed without first submitting for committee review and written approval.
 - Exterior speakers must be removed.
- The motion carried unanimously.
- D. Variance request for a building sign that promotes a service within the store and is not the part of the registered name of the business.
Kroger
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

DSC Minutes 11-07-2018

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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 deny the sign in the current proposed location. However, the committee will allow a "pharmacy" sign in an alternate location, lowered and to the side of the building. In order to proceed with the revised proposal, the owner is must revise and resubmit plans describing the alternate location and including sign specifications noting the location on the brick façade to the left of the entryway. Please see exhibit A. The sign height in the alternate location may not exceed the height of the letters of the neighboring tenant building sign "Texsun Pools" sign. Owner is to provide verification of the installed height of the letters. The motion carried unanimously.

- E. Variance request for a proposed awning color at the ATM drive up that does not comply with the shopping center criteria for awning colors.

BBVA Compass Bank
4825 Research Forest Drive
Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Brian Boniface to approve the revised plans, with the awning matching the color of the existing awnings in the Cochran's Crossing Shopping Center and in accordance with the Shopping Center Criteria. Additionally, the awning may not include any signage. The motion carried unanimously.

- F. Variance request for two temporary banners that contain a website, do not have a neutral background color, and one banner is not located at an entrance.

Christ Church United Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Brian Boniface to conditionally approve the revised plans that include a single neutral background color on the following conditions:

- Allow a variance for the website.
- Allow one banner at Research Forest Drive entrance and one near monument sign at corner of Millennium Forest and Research Forest Drive.
- Banners must be installed no earlier than December 10th and removed no later than December 27th.
- Installation must be in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

- G. Variance request for an existing monument sign that includes the street name and has a logo that is not registered or trademarked.

The Woodlands Nursing and Rehabilitation Center
4650 South Panther Creek Drive
Lot 0380 Block 0045 Section 0007 Village of Panther Creek

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 John Anderson and seconded by Robert Adams to approve the variance on the condition that the owner resubmits updated sign specifications that show the address in the lower panel moved up and centered so that the vegetation will not conflict with sign. A variance was granted to allow for the entire street name. The owner must obtain a trademark registration for the logo with the United States Patent and Trademark Office or the Texas Secretary of State within one year of the date of approval by November 7, 2019. Failure to obtain the registered trademark will require removal of the sign at the owner's expense and resubmission for a revised sign prior to installation. Owner is required to maintain landscape bed and irrigation around the monument sign in accordance with the Commercial Planning and Design Standards. The approval of the Development Standards Committee does not constitute the approval of any other entities such as The Woodlands Development Company. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.

- H. Variance request for the existing interior remodel that included demolition of the exterior of the building, removal of landscaping and exterior awnings.

McDonald's

9110 Gosling Road
Lot 1400 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 A. Brown and seconded by Brian Boniface to conditionally approve with the following conditions:

- Landscaping beds must be continuous around the corners of the building to soften the view and “screen” difference in brick color.
- Provide landscape plan showing what plantings and permanent irrigation were installed post construction. These plans are required to have on file.
- No Signage has been reviewed or acted upon with this application.
- No further site/exterior improvement shall be made without written committee approval.

The motion carried unanimously.

I. Variance request for the proposed revision to the approved landscape plan.

Trinity Episcopal Church
3901 South Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Brian Boniface to approve the proposed landscaping plan on the condition the staff will evaluate the plantings upon installation and determine what areas may require additional planting in order to comply with the Standards. The motion carried unanimously.

J. Consideration and action to replace two existing generators.

Parkwood II/ Entergy
10055 Grogan’s Mill Road
Lot 0340 Block 0547 Section 0006 Village of Grogan’s Mill

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

- Generator installed shall not exceed 67.5 dBA at 23 ft away or more from the unit in any given direction.
- Test run-time shall be limited to one (1) hour during mid-day once per week, and shall not include weekends with a run-time between 1pm – 4pm.
- No additional lighting or site modifications are approved at this time.
- Must be installed in accordance with manufacturer’s specifications.
- Approval by this entity does not constitute the approval of any additional entity. It is the owner’s responsibility to obtain those approvals.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

K. Consideration and action for the addition of a generator and concrete slab at an existing cell tower location.

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 A. Brown and seconded by Brian Boniface to approve on the following conditions:

- Owner is requesting 20-minute maintenance runs each Monday morning at 8:00 a.m. for network consistency. Maintenance runs are to begin at 3:00 p.m. on Monday due to nearby residential properties (200 feet away).
- No grading or significant ground construction is permitted and all work will be kept within the existing fenced telecom compound.
- Vegetation around the site should not be disturbed.
- Damaged pickets to be repaired/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.

- L. Variance request for light fixtures in the parking lot and wall pack replacements, that will cause the foot candle reading to exceed the maximum allowed at the property line.
 CHSV Woodlands LP/Pinecroft Center I & II
 1120, 1240, 1310, 1340, 1360, 1550, 1560, 1570, 1580, 1585, 1590, 1600, 1620, 1680, 1700 Lake Woodlands and 9300 Six Pines Drive
 Lots 0590, 0675, 1800, 2000, 3600, 5000, 7100, 7175 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 A. Brown and seconded by Brian Boniface to approve on the following conditions:
- All new exterior LED lighting shall be a color temperature of approximately 4000K.
 - Remove unused parking light poles, base and properly cap electrical. Add landscaping if in a landscape bed.
 - Replacement fixture finishes to match existing wall pack lights and light poles in parking lots.
 - Recommend Wulfe contact Target owner to revamp exterior parking lighting to match Pinecroft Center at this time.
 - Other buildings within the Pinecroft Center area wanting to change exterior lights to LED shall follow the approved specs for Pinecroft Center exterior LED lighting.
 - A variance is approved for lighting output levels to exceed 0.1 fc at the property line at the following locations: I-45 east entry/exit adjacent to commercial property AT&T, adjacent to Lake Woodlands Plaza, Chick Fil A, Benihana and at the southwest exit to Six Pines Drive.
 - The review committee reserves the right to limit light output at the new light fixture locations by means of installing dimmers and/or light fixture removal.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.
- M. Consideration and action for light fixtures in the parking lot and wall pack replacements.
 CSHV Woodlands LP
 1335 Lake Woodlands Drive
 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 A. Brown and seconded by Brian Boniface to approve on the following conditions:
- All new exterior LED lighting shall be a color temperature of approximately 4000K.
 - Remove unused parking light poles, base and properly cap electrical. Add landscaping if in a landscape bed.
 - Replacement fixture finishes to match existing wall pack lights and light poles in parking lots.
 - Recommend Wulfe contact Target owner to revamp exterior parking lighting to match Pinecroft Center at this time.
 - Other buildings within the Pinecroft Center area wanting to change exterior lights to LED shall follow the approved specs for Pinecroft Center exterior LED lighting.
 - A variance is approved for lighting output levels to exceed 0.1 fc at the property line at the following locations: I-45 east entry/exit adjacent to commercial property AT&T, adjacent to Lake Woodlands Plaza, Chick Fil A, Benihana and at the southwest exit to Six Pines Drive.
 - The review committee reserves the right to limit light output at the new light fixture locations by means of installing dimmers and/or light fixture removal.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.
- N. Consideration and action for the placement of a temporary “POD” storage container for the distribution of packages over the winter holiday season.
 Stonebridge Church
 1 Stonebridge Drive
 Lot 0100, Block 0546, Section 0000 Village of Alden Bridge
 This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Brian Boniface to approve the temporary UPS POD on the following conditions:
- Conditional Approval for UPS temporary holiday package storage starting mid November 2018. PODS unit shall be removed no later than January 15, 2019.
 - Conditional Approval is valid for two Christmas Seasons, 2018 and 2019.

- Hours that truck vehicular traffic and access to the PODS storage unit must comply to the same hours of operation that construction crews adhere to per The Woodlands Commercial Planning and Design Standards.
- The UPS PODS unit must only be located per the indicated location on the submitted site plan.
- The UPS PODS storage unit must not be visible from Stonebridge Church Drive.
- No auxiliary lighting is to be placed at the location of the PODS unit or existing lighting redirected in that location.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

O. Consideration and action for the installation of a walkway to comply with the Americans with Disabilities Act that will require the removal of one tree.

The Woodlands Land Development Company/Glade Arts Foundation

2000 Woodlands Parkway

Lot 4400 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 A. Brown and seconded by Brian Boniface to approve on the following conditions:

- Must maintain ADA compliant walkway between the Gallery Building and existing exterior walkway.
- Upon removal of the Yaupon, applicant is to replant a new Yaupon in the general project area at the rear of the property, caliper inch per caliper inch of tree removed. Installation must be completed no later than 120 days form the issuance of the permit.
- Protect the other two trees adjacent to proposed ADA sidewalk to prevent damage and promote health through construction.
- Replace the two trees adjacent to the proposed project if they become unhealthy or die from damage during or post construction. If applicable, please submit an application for tree removal to The Woodlands Township prior to the removal of the trees. As a condition of the permit, new trees of like species will be required to be planted in the general project area at the rear of the property, caliper inch per caliper inch of tree removed.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

P. Consideration and action for exterior seating.

Sakekawa

6777 Woodlands Parkway

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

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

patio furniture was Conditionally Approved subject to the following:

- Tenant shall maintain a compliant ADA walkway in front of and around the tenant space for proper access to all tenant suites from parking.
- Remove front table and umbrella from the property to maintain clear ADA walkways at the front of the tenant's space.
- Four (4) four-top tables with maroon umbrellas are approved to remain on the side patio but must maintain a clear ADA walkway between the two buildings.
- No branding, marketing or logos are to appear on any of the tables, chairs or umbrellas.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

Q. Variance request for a building sign that does not include a registered trademarked logo.

Palace Nails Bar

10700 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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

- The business name “Palace Nails Bar” with a martini glass must be registered with USPTO as such with color as a description of the mark in order for the sign to be displayed as submitted. Tenant has one (1) year from this written conditional approval to register, or the signage must be removed and replaced (at tenant’s expense) with a sign using standard Arial or Helvetica font without logo until such time tenant can provide certification from the USPTO.
- Color logos are only permitted for tenants with registered USPTO indicating color as a feature of their mark/logo.
- Recondition the sign message area as necessary repairing cracks or painting before installation of new signage in order to avoid visible ghosting of previous signage.
- No additional signs (including, but not limited to, door and window vinyl graphics) are approved at this time. Owner must submit an application for the review and approval by the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

R. Variance request for the proposed building sign that does not comply with the shopping center criteria regarding size of returns.

Message Envy

10807 Kuykendahl Road

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

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

- Recondition message area before the installation of new signage to avoid ghosting of previous sign.
- No additional signs (including, but not limited to, door and window vinyl graphics) are approved at this time. Owner must submit an application for the review and approval by the plan review committee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.

The motion carried unanimously.

RESIDENTIAL ITEMS EXHIBIT B

1. Variance request for an existing fence that was built beyond the owner's property and is in the street right-of-way.
Todd and Rachelle Stevens
39 North Longspur Drive
Lot 07, Block 04, Section 45 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to table this item. The motion carried unanimously.
2. Variance request for an existing fence style that was not found to be compatible with the home and the neighborhood when acted upon by the Residential Design Review Committee.
Adam K Bucki
45 S Concord Forest Circle
Lot 09, Block 03, Section 41 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the existing breezeway fence on the condition that it meets code and passes inspection for a pool barrier and provided the fence design is only approved for the breezeway and will not be considered an approvable perimeter fence, should the owner decide to modify the perimeter fencing. Owner must maintain existing shrubbery in front of the breezeway gate adjacent to the drive, to soften and screen the view from the street. The motion carried unanimously.
3. Variance request for an existing fence that was constructed with the unfinished side visible toward the street and adjacent tract of land. In addition, the proposed fence will not be set back three feet from the front façade.
Alanna Williamson
54 Quiet Oak Circle
Lot 52, Block 02, Section 02 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Brian Boniface and seconded by Walter Lisiewski to deny the variance as presented and require the owner modify the fence to comply with the Standards. The fence can be double sided or modify the design such as Shadow Box to eliminate the construction side member visibility to the street and adjacent tract of land. The committee also suggested an option for a modification to the fence along the driveway which could be double sided to the front of the garage and then add a solid gate from the garage to the fence, so that the portion of visible fencing in the side rear property would be screened and would not require double siding. The motion carried unanimously.
4. Variance request for an existing fence that was installed with the construction side facing outward from the lot without the prior written consent from the rear neighbor.
Bill and Jessica Johns
32 S Rain Forest Court
Lot 32, Block 06, Section 38 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to table this item. The motion carried unanimously.
5. Variance request for a conceptually proposed room addition with related second story balcony and patio cover, that will cause the lot to exceed the maximum living area allowed.
Robbie Brundrett
11 Red Sable Point
Lot 03, Block 02, Section 59 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation, noting the proposed improvements and their proximity to adjacent properties. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the conceptually proposed room addition on the condition the owner must submit a final application with modifications to the windows, second story balcony and architectural components for integration with the existing home. The final plans can be reviewed by the Plan Review Committee Designee and the

staff, for proposed modification in compliance with the Committee's actions. The Committee conditions included the removal or modification to the design to the rear second story balcony, to reduce the overall impact to the adjacent property, modify windows to the side property line and correct architectural drawings to represent existing and proposed improvements. . The motion carried unanimously.

6. Variance request for an existing ground level deck that is located within the five-foot side yard easement
Maria and Luis Fuentes
2 Alladdin Lane
Lot 01, 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 Arthur Bredehoft and seconded by Brian Boniface to approve on the condition the improvement meets code and passes final inspection. Additionally, the owner must maintain the existing vegetation on the lot to soften and screen the view. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
7. Variance request for the existing ground level deck located within the five-foot side yard easement and the existing second story deck that was submitted for permit review without the required sealed plans.
Maria and Luis Fuentes
2 Alladdin Lane
Lot 01, 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 Arthur Bredehoft and seconded by Brian Boniface to approve on the condition the improvement meets code and passes final inspection. Additionally, the owner must maintain the existing vegetation on the lot to soften and screen the view. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
8. Variance request for the proposed fence that would be located more than five feet over the platted building line.
Kenneth Engel
1757 Berryview Court
Lot 37, Block 01, Section 62 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the fence encroachment on the following conditions:
 - The fence must be modified to a wrought iron fence style for the portion that will extend over the building line.
 - The portion of solid fencing must be double sided to screen the construction members visible through the wrought iron and comply with code.
 - The owner must maintain a continuous landscaped bed to the exterior of the wrought iron fence, to soften and screen the view of the fence to the street.
 - All improvements must meet code and pass final inspection.The motion carried unanimously.
9. Variance request for the proposed pool decking would be located beyond the platted building line.
Kenneth Engel
1757 Berryview Court
Lot 37, Block 01, Section 62 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to deny as presented. If the owner wants to continue to pursue encroachment over the platted building line, the owner must obtain approval from Houston Planning and Zoning Commission of the City of Houston, The Commissioner's Court of Montgomery County, and the County Engineer of Montgomery County to obtain approval and possible amend or replat. Suggest the owner consider revising the pool decking not to encroach over the platted building line and allow staff to review any revised plans for compliance with the Standards. The motion carried unanimously.
10. Variance request for a proposed fence that will be constructed with the unfinished side visible toward the street through the existing wrought iron fence.

DSC Minutes 11-07-2018

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Phillip and Dana Beach

34 East Trillium Circle

Lot 65, Block 03, Section 19 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve on the condition that the fence meets code and passes inspection for a pool barrier. Additionally, vegetation must be added and maintained to screen the construction members from view. The motion carried unanimously.

11. Variance request for the proposed room addition that does not include the required sealed plans.
Bill Kory
71 Woodhaven Wood Drive
Lot 42, Block 04, Section 28 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve on the condition the owner meets code and passes final inspection. Additionally, the owner must provide additional drawings or details to define how the improvement will attach to the existing home, including roof, foundation and walls. The motion carried unanimously.
12. Variance request for a storage building that exceeds the maximum height allowed and encroaches into the rear easement.
Marat Nizberg
71 Yewleaf Road
Lot 16, Block 02, Section 01 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed from the property when the owner no longer owns the home, sells or transfers title and when the shed is in disrepair and in need of replacement. Additionally, the owner must paint the detached building to match the home and obtain a passes final inspection for the detached building for the electrical included in the improvement. Lastly, the owner must plant and maintain vegetation to soften and screen the view to the storage shed. The motion carried unanimously.
13. Variance request for an existing patio that encroaches into the easement and includes a walkway that exceeds the maximum width allowed.
Marat Nizberg
71 Yewleaf Road
Lot 16, Block 02, Section 01 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the patio and walkway as presented. Improvement may not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
14. Variance request for proposed paving that will encroach into the ten-foot rear yard easement.
Leslie Sweeney
2 Plum Blossom Place
Lot 44, Block 01, Section 29 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the encroachment and suggest the paving should be designed to allow for easier removable if access within the easement, if necessary and include the following conditions: The encroachment should be no more 3 feet in to the ten-foot rear easement. The improvements must not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jennifer Christine Cronan

3 Lantern Hollow Place

Lot 53, Block 04, Section 12 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

George T Travess

6 W Stony End Place

Lot 13, Block 03, Section 31 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to withdraw this item. The motion carried unanimously.

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

Lee Klempe

51 E Trillium Circle

Lot 56, Block 02, Section 19 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to withdraw this item. The motion carried unanimously.

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

Richard German

70 E Mistybreeze Circle

Lot 018, Block 06, Section 01 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

William E Bender

13 Canyon Oak Place

Lot 09, Block 01, Section 14 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Juan and Jianyong Zhang
15 West Shaker Court
Lot 15, Block 03, Section 45 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to withdraw this item. The motion carried unanimously.
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gregory K Crane
26 Huntsmans Horn Circle
Lot 20, Block 01, Section 18 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to table this item. The motion carried unanimously.
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Timothy J Scott
1004 East Red Cedar Circle
Lot 02, Block 01, Section 10 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
William E Bender
1508 E Red Cedar Circle
Lot 42, Block 01, Section 10 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Curtis Malott
2104 Level Oak Place
Lot 33, Block 09, Section 03 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to withdraw this item. The motion carried unanimously.
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Eric A Springstun
2606 Rosewood Place
Lot 12, Block 03, Section 03 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

Juan Fonseca
2705 Crossvine Circle

Lot 03, Block 05, Section 02 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to withdraw this item. The motion carried unanimously.

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

Larry Wiser
7 S Cypress Pine Drive

Lot 25, Block 06, Section 05 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

Tijerillas, LLC
9 North Circlewood Glen

Lot 14, Block 01, Section 09 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

George and Jennifer Castellanos
15 Spicebush Court

Lot 07, Block 05, Section 05 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and

seconded by Brian Boniface 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, 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.

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

Richard and Glenda Sherman
17 Capewood Court

Lot 71, Block 02, Section 09 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

Frances Schaper
18 Fairmeade Bend

Lot 22, Block 01, Section 16 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

Craig and Jean Calligan
51 Acorn Cluster

Lot 35, Block 02, Section 02 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface 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, 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.

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

Tina Kraft
116 W. White Willow Circle

Lot 07, Block 01, Section 03 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Brian Boniface 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, 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.

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

Jason French

32 East Bigelow Oak Court

Lot 51, Block 01, Section 03 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Brian Boniface 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, 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.

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

Laura Lovins

36 E. Bigelow Oak Court

Lot 25, Block 01, Section 02 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Brian Boniface 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, 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.

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






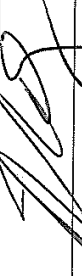

Marlen Angelloz

44 E. White Willow Circle

Lot 68, Block 01, Section 03 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Brian Boniface 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, 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 Nov. 7, 2018

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
Andy Suter	Regency	4650 S Panther Creek Drive	G	4:08	
Geovina Boze	Wulfe	Pinecroft I & II	L	4:45	
Porfirio Perez	Wulfe	Pinecroft I & II	L	4:50	
Susan Mazewski	Wulfe	Pinecroft I & II		4:50	
Colin Stutres				5:00	Colin Stutres
BALA JYER	SELF	108 HEAVEN TALES PL 77342		5:00	
Debbie/Ken Engel	SELF	1757 Berryview Ct	8-9	5:00	K.S. Engel
Luis Fuentes	self	2 Alladdin Ln.	6-7	5:10 pm	
MARAT NIZBERG	self	71 Yewleaf	12-13	5:18 pm	
Bob Brown	self	51 W. TOWNSEND		5:27	
Adam Bucki	SELF	45 S Conoco	2	5:50	

D

NAME (Please Print)
Andy Jule
Leatrice B...
Porfirio Per...
Susan Ma...
Colin St...
BALA J...
Debbie/Ken
Luis Fuent
MARAT Niz
Bob B...
Adam Du...