

Development Standards Committee Minutes

June 19, 2019 at 5:00 p.m.

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

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, John A. Brown, Bob Adams, Arthur Bredehoft and Bala Iyer

Members Absent: None

Staff Present: Neslihan Tesno, Kimberly McKenna, Donna Stanley, Danielle Allen, Hennie van Rensburg

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Walter Lisiewski called the meeting to order at 5:02 p.m.
- II. Consideration and action regarding the minutes of the regular DSC meeting of May 15, 2019.
The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the minutes as presented. The motion passed.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
The Committee recessed to Executive Session at 5:07 PM.
- IV. Reconvene in Public Session.
The Committee reconvened at 5:47 PM.
- V. Consideration and Action of revisions to The Woodlands Residential Development Standards.
Chair Walter Lisiewski made a motion to table this item until the Special Meeting. The motion was seconded by Arthur Bredehoft and passed unanimously.
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.
Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items B, M, N, O, P, Q, R, S, T, U, V & W. Item L was tabled. It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 2-15. Item 21 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the items on the Residential Summary List as presented.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.

- A. Consideration and action regarding the chiller yard and HVAC installation that was approved for a rehearing at the Development Standards Committee meeting of February 20, 2019.
Dirk Laukien / Innospec Oilfield Services
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
This item was heard by the full committee. The staff provided an update to the committee. It was moved by Bob Adams and seconded by John Anderson to accept the report as presented. The motion carried unanimously.
- B. Consideration and action regarding the parking lot lighting that was approved for a rehearing at the Development Standards Committee meeting of June 5, 2019.
Rigaku Americas Corporation
9009 New Trails Drive
Lot 6500 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 Bob Adams to approve the parking lot lighting on the following conditions:
- A variance has been approved to allow light levels to exceed 0.1 adjacent to future commercial parcels. Lighting to be revised into compliance if future parcel owners complain.
 - Ensure lighting has shielding installed.
 - The DSC reserves the right for additional measures to be taken to mitigate glare and light trespass in the event of a complaint attributed to lighting.
 - Lighting is to be installed as 4000K color temperature with dark bronze fixtures. The entire site is to be retrofitted with the new fixtures at one time.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.
- C. Variance request for the modification to the existing drainage system that requires the removal of four trees.
Sts. Simon & Jude Catholic Church
26777 Glen Loch Drive
Lot 0421 Block 0045 Section 0007 Village of Panther Creek
This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. The committee discussed location of the paving, entrance and noted the addition of doors along with the renovation. It was then moved by Robert Heineman and seconded by John Anderson to approve the existing drainage proposal and the removal of trees on the following conditions:
- Provide a Construction Activity Plan (Indicate access, any staging area, location of portable toilets, materials).
 - Installation must not impede the Fire Access Lane.
- Owner must plant and maintain 3 native evergreen trees for the purposes of reforestation, in the areas needed within the forest preserve or in front of the proposed paving additions to soften and screen the view. The motion carried unanimously.
- D. Variance request for the addition of paving at the main entrance plaza which requires the removal of one tree and landscaping.
Sts. Simon & Jude Catholic Church

26777 Glen Loch Drive

Lot 0421 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. The committee discussed location of the paving, entrance and noted the addition of doors along with the renovation. It was then moved by Robert Heineman and seconded by John Anderson to approve the paving proposal and the removal of a tree on the following conditions:

- Owner must apply and architectural plans, for the addition of any doors, including the proposed located at the main entrance, where the paving will be installed. Application and plans can be submitted to staff for verification of compliance with the Committee's actions and the Commercial planning and Design Standards.
- Provide a Construction Activity Plan (Indicate access, any staging area, location of portable toilets, materials).
- Owner must plant and maintain in the areas needed in front of the proposed paving additions to soften and screen the view from the parking lot. Provide a landscaping plan identifying where native evergreen vegetation will be planted. Planting is to screen the view of the added paving from the parking lot and for the purposes of reforestation.
- The Committee also suggested the owner consider removing a portion of paving adjacent to the covered roof entrance where an existing landscape bed/garden area is installed.
- Installation must not impede the Fire Access Lane.

The motion carried unanimously.

- E. Variance request for a building sign package with interior raceway mounting that includes one illuminated sign that exceeds the maximum height allowed and a second illuminated sign for the address numbers.

WDPK LLC/ Signorelli

1401 Woodlands Parkway

Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. It was then moved by Robert Heineman and seconded by John Anderson to approve on the following conditions:

- The Building sign complies with previous height limitations. Building sign continues to be proposed as illuminated and displayed at the top glass architectural enclosure. Raceway has been clarified and is installed behind the glass.
- The Building signage as proposed with illumination is to have a dimmer system installed.
- The owner must increase the vegetation in the forest preserve between Lamar and Signorelli as well as between Shell and Signorelli. Staff to determine final plantings are in accordance with the committee's conditions of approval;
- The DSC reserves the right to have the building signage lighting and intensity adjusted due to brightness or glare, impact to adjacent properties or the result of a complaint.
- Apart from what has been included in this recommendation, no other exterior signage, lighting or modifications are approved at this time.

All temporary and permanent improvements must be submitted for review and written Committee approval prior to fabrication and installation. The motion carried unanimously.

- F. Variance request for a wrought iron fence and gate system that encroaches into the forest preserve.

WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. It was then moved by Robert Heineman and seconded by John Anderson to approve on the following conditions:

- The extents of fencing must not be visible from any public right-of-way. A variance has been approved for the fencing to occur in the Forest Preserve as submitted.
- No trees or shrubs are to be removed for the installation of the fence around the perimeter of the property.
- Cantilever gates are conditionally approved subject to the following:
 - All motors, gears, controllers, tracks are to be screened with vegetation.
 - All sensors and card reader systems are to be submitted for review and written approval. Location, configuration and finishes are required for review. Revise and Resubmit.
 - Cantilever gates must match proposed tubular steel fencing in appearance.
- The area between Signorelli and Shell is a Forest Preserve. Vegetation shall be kept and/or enhanced with plantings and pine straw mulch to maintain the density and vegetation requirements per the standards. Supplemental vegetation may be required near the end of the project for Forest Preserve compliance.
- Installation must be in compliance with the Commercial Planning and Design Standards.
- Apart from what has been included in this recommendation, no other exterior signage, lighting or modifications are approved at this time.

All temporary and permanent improvements must be submitted for review and written Committee approval prior to fabrication and installation. The motion carried unanimously.

G. Consideration and action for proposed parking, landscape additions and curb modifications.

WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. It was then moved by Robert Heineman and seconded by John Anderson to approve on the following conditions:

- Diagonal parking has been removed from the project. The South Forest Preserve will no longer be encroached upon. Eight (8) existing parallel parking spaces to remain.
- Shrubs at south Forest Preserve are approved as previously submitted.
- The area between Signorelli and Shell is a Forest Preserve. Vegetation shall be kept and/or enhanced with plantings and pine straw mulch to maintain the density and vegetation requirements per the standards. Supplemental vegetation may be required near the end of the project for Forest Preserve compliance.
- Apart from what has been included in this recommendation, no other exterior signage, lighting or modifications are approved at this time.

All temporary and permanent improvements must be submitted for review and written Committee approval prior to fabrication and installation. The motion carried unanimously.

H. Consideration and action to repair and modify the original materials on the building façade.

Research Hotel Partners LP / Hyatt Place Houston/The Woodlands

1909 Research Forest Drive

Lot 0200 Block 0350 Section 0999 Village of Town Center

This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. It was then moved by Bob Adams and seconded by John Anderson to move to deny the variance as presented and conditionally approve a modified material on the condition the owner revise and resubmit in accordance with the following:

- The use of an EIFS brick veneer is disapproved. Revise and resubmit with a wall finish system that is identical to the existing second story accent EIFS color.
- Provide a Construction Activity Plan (Indicate construction access, protective fence location, construction staging area, location of portable toilets, type of fencing screen material and color).
- Construction must not impede the Fire Access Lane.

The motion carried unanimously.

I. Consideration and action for a proposed dumpster enclosure.

Montgomery County United Way

1600 Lake Front Circle

Lot 0370 Block 0599 Section 0999 Village of Research Forest

This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. It was then moved by Robert Heineman and seconded by John Anderson to approve on the condition the dumpster enclosure is designed to match the enclosures for the HVAC and Transformer. In the event the improvement is in disrepair and future replacement is needed for any of the enclosures. The owner must work toward a more permanent design with masonry walls and metal panel doors and designed for all improvements to match. The motion carried unanimously.

J. Consideration and action to replace the enclosure around the HVAC units.

Montgomery County United Way

1600 Lake Front Circle

Lot 0370 Block 0599 Section 0999 Village of Research Forest

This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. It was then moved by Robert Heineman and seconded by John Anderson to approve as presented. In the event the improvement is in disrepair and future replacement is needed for any of the enclosures. The owner must work toward a more permanent design with masonry walls and metal panel doors and designed for all improvements to match. The motion carried unanimously.

K. Consideration and action to replace the enclosure around the transformer.

Montgomery County United Way

1600 Lake Front Circle

Lot 0370 Block 0599 Section 0999 Village of Research Forest

This item was reviewed by the full committee. The staff provided a presentation noting the location of the improvements. Representatives were present to address the committee. It was then moved by Robert Heineman and seconded by John Anderson to approve as presented. In the event the

improvement is in disrepair and future replacement is needed for any of the enclosures. The owner must work toward a more permanent design with masonry walls and metal panel doors and designed for all improvements to match. The motion carried unanimously.

- L. Consideration and action for the proposed removal of nine trees.

Two Waterway Lofts Ltd

3 Waterway Court

Lot 0001, Block 0599, 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 Bob Adams to table this item. The motion carried unanimously.

- M. Consideration and action for the installation of interior window blinds.

21 Waterway Holdings LLC / Churrascos

21 Waterway Avenue, Suite 130

Lot 2629 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 Bob Adams to approve the interior window blinds on the following conditions:

- Ensure installed interior shades are consistently cut to fit each window space equally with identical spacing on edges.
- Ensure cut ends are properly finished to match the remainder of the shade body.
- Ensure that each shade installed is identical in make, model, and finish and installed in the same fashion according to manufacturer's installation guidelines.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- N. Consideration and action for the replacement of fourteen rooftop HVAC units.

CSHV Woodlands LP/ Best Buy

1550 Lake Woodlands Drive

Lot 3600 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 Bob Adams to approve the proposed rooftop HVAC units on the following conditions:

- The fourteen (14) replacement HVAC units are to be installed as submitted, replacing fourteen (14) existing units one for one in the existing locations.
- Replacement units are to use the existing or similar curb mounts in the same locations as existing units. Roof modifications for the installation of replacement HVAC units are not approved at this time.
- The overall average sound rating per new unit with accessories as specified has a reduction in dB rating. At no time shall overall sound levels of the new units exceed that of the old units. Units 1-10 are acknowledged to increase in overall sound levels by 1 dB and the remaining units are acknowledged to decrease in overall sound levels by +/-7 dB.
- A variance has been granted for the sound levels to exceed normal levels due to proximity to commercial businesses and higher speed traffic areas. Overall sound levels should be considered to be lower taking into account height of building, parapet, and vertical buffers.
- The new units shall not be visible from a pedestrian ground level view around the perimeter of the building.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

O. Consideration and action to modify the landscape plan.

JBD Partners LP / Chase Bank

9590 Six Pines Drive

Lot9013 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 Bob Adams to approve the modifications to the landscape plan on the following conditions:

- Best landscaping practices are to be maintained during the removal and installation of the scheduled landscaping revisions.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

P. Consideration and action for the proposed modifications to the pool equipment area to include the addition of a concrete slab, a fence, expanded metal mesh and a storage container.

Montfair at The Woodlands

10851 W. Montfair Boulevard

Lot 0400 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 Bob Adams to approve the proposed modifications to the pool equipments on the following conditions:

- New railing is to match existing in regards to size, style and finish. The expanded metal mesh must be finished to match the existing railing and mounted on the pool equipment side of the fence.
- New concrete pad is approved as proposed.
- Submit final elevations and details pertaining to the gate and assumed new storage container for review and written approval. New container may not exceed the height of the existing fence and must be placed on concrete and is to be green, brown, or black in color.
- No vegetation is to be removed for this scope of work.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

Q. Consideration and action for the proposed plans for an exterior color change.

Columbia Texas 2319 Timberloch Industrial LP

2319 Timberloch Place

Lot 0269 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 Bob Adams to approve the proposed color change on the following conditions:

- If the owner intends to have a staging area, the owner must provide a Construction Activity Plan (Indicate construction access, protective fence location, construction staging area, location of portable toilets, type of fencing screen material and color).
- Exterior color change and contracted work, must not impede the Fire Access Lane
Storage of materials must be screened from the entrance of the property and maintained in good order and repair.

The motion carried unanimously.

R. Consideration and action for the proposed plans for an exterior color change.

Columbia Texas 2407 Timberloch Industrial LP
2407 Timberloch Place

Lot 0280 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 Bob Adams to approve the proposed color change on the following conditions:

- If the owner intends to have a staging area, the owner must provide a Construction Activity Plan (Indicate construction access, protective fence location, construction staging area, location of portable toilets, type of fencing screen material and color).
- Exterior color change and contracted work, must not impede the Fire Access Lane
- Storage of materials must be screened from the entrance of the property and maintained in good order and repair.

The motion carried unanimously.

- S. Consideration and action for a temporary event including one temporary directional sign.

Tridan II LLC/ Action Behavior Centers

3606 Research Forest Drive, Suite 500

Lot 0210 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 Bob Adams to approve the temporary event on the condition the event does not cause sound or other objectionable effects to impact adjacent properties. The one sign approved for the event, must be confined to the owner's property and removed no later than 2 hours after the close of the event. Approval by this committee does not constitute approval by any additional entity, such as the County or Fire Marshall. Please contact the respective entities.

The motion carried unanimously.

- T. Consideration and action for the final plans for a monument sign which includes a logo that is proposed in color.

Alden Heights Place LLC

4840 W. Panther Creek Drive

Lot 0310 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 Bob Adams to approve the proposed monument sign with the provided information on the registered trademark logo, allowing color to be used as a feature of the mark. Installation must be in accordance with the Commercial Planning and Design Standards, including:

- Maintenance of the Monument Sign
- Illumination in accordance with the Standards
- Installation of landscaping bed in accordance with Standards.

The motion carried unanimously.

- U. Variance request for proposed parking lot LED lighting that exceeds the maximum foot candle reading allowed in the Standards.

Indian Springs at Woodlands LTD / Indian Springs Shopping Center

6777 Woodlands Parkway /10807 Kuykendahl Road / 10777 Kuykendahl Road

Lots 0500, 0511, 0512 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 Anderson and seconded by Bob Adams to approve the proposed building addition on the following conditions:

- All new fixtures are to be dark bronze in finish and 4000k color temperature and are to be equipped with shielding.
- Variance is approved for lighting levels that exceed 0.1 Foot Candles at vehicular entries to the site and commercial to commercial property lines for mutual security.
- DSC Reserves the right to have additional modifications made to mitigate glare or intensity if complaints arise.
- Pad-site tenants that undergo lighting updates in the future are to be submitted for review and written approval and must match the fixture finish and performance of the site lighting within this submission if able.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

V. Variance request for the existing entry door that is not consistent with the shopping center criteria.

Indian Springs at Woodlands LTD / Radiance Advanced Skin & Body Care
 6777 Woodlands Parkway, Suite 300
 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 Anderson and seconded by Bob Adams to approve the proposed building addition on the following conditions:

1. Shopping Center criteria are to be revised by Property Management to include verbiage and base design guidelines for custom door entries within 90 days. Amended criteria to be reviewed by both the DRC and DSC.
2. Consider using example wording and ideas such as the following for the base design guidelines for custom door entries:
 - A) Custom entry doors and hardware for a signature statement and to identify and articulate the storefront will be considered on a case-by-case basis. Indoor/outdoor operable type doors are encouraged at patio seating
 - B) Custom entry doors and hardware are to be of high-quality materials and construction. Entries may be exterior full glass, custom wood, or wide metal frame types. Custom hardware must match the articulation and character of the door and business
 - C) A combination of traditional and contemporary entry facades to provide the maximum freedom and variation in storefront design may be considered on a case-by-case basis.
 - D) Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

W. Variance request for the addition of a wrought iron gate in the parking garage, a fence and pathway that requires the removal of one tree.

Chevron Phillips Chemical Co LP
 10001 Six Pines Drive
 Lot 9035 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 Bob Adams to approve the proposed building addition on the following conditions:

- An existing ADA pathway currently exists. The crushed granite pathway should be configured to go around the existing tree in lieu of removal.
- Submit final details and elevations of the fencing modification and gate for review and written approval. New gate is to match the existing fence in regards to size, design, and finish.
- Submit a final site plan with the intended route of the crushed granite pathway that does not

require tree removal. Shrub vegetation is to be relocated to either side of the proposed granite pathway.

- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

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

1. Consideration and action for the new home construction.

Gabriela Lau

2 E. Wavy Oak Cir

Lot 09, Block 08, Section 07 Village of Panther Creek

This item was reviewed by the full committee. A representative was present to address the committee. The committee reviewed the details of the home, it's proposed location, materials used and the architectural compatibility in the neighborhood. It was then moved by John Brown and seconded by Arthur Bredehoft to approve the preliminary proposal for the new home construction on the following conditions:

Revise the site plan and any other plans to move the air conditioning unit further forward to lessen any impact and reduce the overall encroachment into the easement.

Revised Landscaping Plan:

That includes additional trees (minimum of 4-45-gallon native evergreen tree and or shrubs) and vegetation to soften and screen the view of the property, comply with the Standards requiring 40 % non-grass in the front yard and to increase the number of trees on the lot both I the rear and front.

Revised Driveway:

Driveway must be reduced in width or redesigned, such as the inclusion of a driveway border or tapering the width of the driveway, in order to comply with the Residential Development Standards.

Erosion and Debris Containment

Perimeter fencing for erosion control, such as silt fence or filter fencing must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction.

Tree Protection

Fencing to provide tree protection must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal. Owner must provide tree protection fencing for Staff verification of compliance, prior to the issuance of the permit.

Construction Fencing

Construction fencing must be installed around the property and allow for an access route for tractors or other machinery to be used in the work. A 6-foot chain link fence is required the entire fence and must be screened on the exterior with a customary screening material Screening material must be a muted green earth tone color and must screen the entire chain link fence. Perimeter fencing must be installed around the site if demolition will not be completed in 48 hours.

Temporary Security Barrier

Security barrier fencing must be installed and maintained in compliance with the International Residential Code for all properties with swimming pools, hot tubs, spas or ponds, during demolition and new construction.

Access

A designated access area will need to be identified if the existing driveway is not used; and may not exceed 16 feet in width. Riprap will be required from the property line to the street edge for ingress and egress of vehicles. A 2-foot return will be required where the ingress and egress terminate.

Maintenance and Storage

The owner must ensure routine maintenance occurs on site for trash and debris removal and site clean-up. The owner must remove any accumulation of debris off the property, in the road right of way and at the front of the home.

All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot and maintained in good order and repair.

Hours of Operation

The work must be done during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. The Plan Review Committee or its designee must grant written approval for exceptions to these hours. All requests for exceptions will be considered on a case-by-case basis. Hours of operation for exterior work are limited to:

Monday through Friday: 7 a.m. to 7 p.m.

Weekends and Legal Holidays: 9 a.m. to 7 p.m.

Vehicles

All contractor and construction vehicles for the purposes of the improvements or renovations on the lot should avoid parking for an extended period or obstruct the road right of way and suggest when possible the vehicles be parked entirely on the owner's lot and not obstruct any traffic in the road. This does not include temporary parking, such as delivery of materials.

Dumpsters or other waste containers

Dumpsters or other waste containers must be stored on the driveway. During periods of reconstruction, repair or remodel they may be stored on the lot for a period not to exceed 120 days. If additional time is needed a request for an extension will be considered by the Plan Review Committee or its designee.

Temporary Portable Restroom Facilities

Portable restroom facilities must be located in a rear or side yard when possible, and not cause an unreasonable or disproportionate impact on adjoining properties. During periods of reconstruction, repair or remodel a portable restroom facility may be stored on the lot for a period not to exceed 120 days.

Provide a construction timeline demonstrating the identified time to build and complete the improvements. The committee determined final submission may be reviewed by the designated staff for verification of compliance with the Committee's actions. The motion carried unanimously.

2. Variance request for the proposed driveway widening that will exceed the maximum width allowed and was approved for a Rehearing at the meeting of June 2, 2019.

Bryan Adams

66 Cascade Springs Place

Lot 32, Block 04, Section 02 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve the proposed driveway widening on the condition the owner does not use the portion of paving proposed for parking and allows the additional width for the purposes of

accommodating the basketball goal. In addition, the owner must plant and maintain native evergreen vegetation in front of the proposed paving to soften and screen the view from the street. The motion carried unanimously.

3. Request for variance for proposed artificial turf that is not an allowable landscaping material and will not respect the 10 foot rear easement.

Joseph M Lolio

107 North Crisp Morning Circle

Lot 38 Block 01 Section 93 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve the artificial turf as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. In addition, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

4. Request for variance for a proposed fence stain that is not an approvable color.

David Touhey

97 North Sage Sparrow Circle

Lot 29, Block 03, Section 11 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve the proposed fence stain as submitted. The motion carried unanimously.

5. Request for variance for an existing driveway widening that exceeds the maximum with allowed.

Iglesias Cosme

42 Whispering Thicket Place

Lot 26, Block 01, Section 09 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to disapprove the driveway widening. It must be removed within 60 days and the homeowner must submit an application for a driveway border that complies with the Standards if additional area is needed. The motion carried unanimously.

6. Request for variance for a proposed storage shed that exceeds maximum height allowed and does not respect the rear easement. Also a variance request for existing artificial turf that is not an allowable landscape material and an existing walkway that is not at least 1 foot from the side property line and exceeds the width allowed.

Liya and Leslie Pereira

243 North Wimberly Way

Lot 06 Block 02, Section 03 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 Bala Iyer to approve the artificial turf as submitted. In addition, the committee voted

to approve the walkway on the condition that the applicant remove at least one foot or one row of tile adjacent to the fence line. The committee voted to disapprove the storage shed and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the shed from the property when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. In addition, the homeowner must plant 7' tall evergreen trees or shrubs to the rear to screen. The motion carried unanimously.

7. Request for variance for existing fence location that is not located at least five feet from the platted side building line.

Kevin Kilkeary

3 Mariscal Place

Lot 14, Block 01, Section 10 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to conditionally approve the existing fence location. The homeowner must maintain the existing planting bed alongside the fence. The fence must meet code and pass inspections. The homeowner must plant and maintain evergreen shrubs (to match existing shrubs in height) in the gap in the current planting bed. The motion carried unanimously.

8. Request for variance for an existing play structure that does not respect the rear ten foot easement and side five foot easement.

William F. Horton

39 North Arrow Canyon Circle

Lot 46, Block 04, Section 03 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

9. Request for variance for an existing play structure that does not respect the rear ten foot easement.

Joshua Arterbury

6 Granite Path Place

Lot 07, Block 3, Section 4 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no

longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

10. Request for variance for an existing play structure that does not respect the rear ten foot easement.

Benjamin Paul

14 Liberty Branch Blvd

Lot 12, Block 08, Section 32 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

11. Request for variance for an existing play structure that does not respect the rear ten foot easement.

Juan Velazquez

11 Birch Canoe Drive

Lot 16, Block 03, Section 21 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

12. Request for variance for an existing play structure that does not respect the rear ten foot easement.

Kourtney and Derek Dyson

190 Tortoise Creek Way

Lot 02, Block 03 Section 08 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval

by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

13. Request for variance for existing paving and firepit that does not respect the rear ten foot easement.

Neal W. Lacy

19 Pine Island Place

Lot 24 Block 03 Section 36 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve the paving and firepit as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

14. Request for variance for an existing shed that does not respect the side five foot easement and exceeds maximum allowed height.

Jordan Varney

19 Capshaw Court

Lot 23 Block 02, Section 01 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 Bala Iyer to disapprove the shed and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

15. Request for approval of a home business renewal – handyman services.

Gregory R McGrath

35 Lyreleaf Place

Lot 09 Block 01 Section 39 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to conditionally approve the home business for a period of 2 years; the permit must be renewed by June 2021. The homeowner must comply with the Home Business Standards. The motion passed unanimously.

16. Consideration and action to pursue legal action for outstanding Covenant violations.

Eric & Courtney Banks

10 Quince Tree Place

Lot 85, Block 2, Section 4 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is

required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing algae/mildew from exterior of the home, repairing or replacing the damaged fence picket, and by creating a defined edge for the front landscape beds) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

17. Consideration and action to pursue legal action for outstanding Covenant violations.

Rodrigo O Deoca & Karla L Gomez

72 South Waterbridge Drive

Lot 7, Block 1, Section 29 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution if the owner does not follow through with plans from 6-18-19 meeting with staff. The letter will include notice that failure to correct these (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the pool, patio cover, summer kitchen, and outdoor bath and by planting and maintaining eight (8) 30 gallon native trees anywhere on lot. Rear yard must have at least 2.5 inch caliper native trees. Pool equipment must be screened from view with native evergreen vegetation and roof of outdoor bath must match roof of dwelling) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

18. Consideration and action to pursue legal action for outstanding Covenant violations.

GAIA Investment Group LLC

99 South Bristol Oak Circle

Lot 37, Block 1, Section 11 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution if the owner does not follow through with her plans from 6-18-19. The letter will include notice that failure to correct these (by removing algae/mildew from exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

19. Consideration and action to pursue legal action for outstanding Covenant violations.

Christopher M & Cara D Helmrich

107 South Vershire Circle

Lot 45, Block 1, Section 91 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 Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing or submitting an application and obtaining approval for the additional paving next to driveway on right hand side) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

20. Consideration and action to pursue legal action for outstanding Covenant violations.

Evelyn Z Link

11 Hermit Thrush Place

Lot 37, Block 1, Section 79 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by repairing roof over new addition and providing a passing inspection report from a third party qualified inspector) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

21. Consideration and action to pursue legal action for outstanding Covenant violations.

Joel E & Erin Nelson

14 Wild Colt Place

Lot 26, Block 3, Section 9 Village of Alden Bridge

This item was resolved prior to the meeting.

22. Consideration and action to pursue legal action for outstanding Covenant violations.

Scott M & Leigh A Vadala

22 Crested Point Place; 77382-3703

Lot 29, Block 2, Section 37 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing trash cans, debris, and Christmas lights out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

23. Consideration and action to pursue legal action for outstanding Covenant violations.

Michael R & Shannon M Wiggins

50 Wimberly Way

Lot 78, Block 1, Section 3 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing and storing the trash and recycle carts out of public view and by repairing driveway) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

24. Consideration and action to pursue legal action for outstanding Covenant violations.

Richard H Wright III

58 Sandwell Place

Lot 24, Block 1, Section 9 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing and storing the trash and recycle carts out of public view and by removing dead vegetation) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

25. Variance request for proposed tree removals that do not meet the guidelines for tree removal and proposed artificial turf that is not an allowable landscaping material.

James E Corley

27 Classic Oaks Place

Lot 24 Block 01 Section 07 Village of Alden Bridge

This item was withdrawn.

26. Rehearing regarding the Development Standards Committee's action for a proposed swimming pool and decking that do not respect the rear ten foot easement, which was reviewed by the full committee and acted on at the meeting of February 20, 2019.

George Booth

11 Hedgedale Way

Lot 5, Block 5, Section 36 Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and

seconded by Arthur Bredehoft to take no action subject to the receipt by the Development Standards Committee of a written partial release(s) of easements to the extent required in order to allow the limited encroachment into the recorded easements from all parties holding such easement in a form acceptable to the committee for their particular circumstances. Release(s) must come from the gas, electric, telecommunications and cable/internet company (all 4) and then another release from the Howard Hughes Corporation who is the successor to The Woodlands Corporation. It is recommended that the owner contact Mr. Heath Melton at the Howard Hughes Corporation to obtain the release. It is still being determined if a release is required from The Woodlands Township. Once the releases have been received the homeowner must return to the Development Standards Committee for review and at that time must submit a landscape plan incorporating trees and shrubs in rear yard and a drainage plan by a Licensed Landscape professional or Professional Licensed Engineer registered with the Texas Board of Professional Engineers. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. The property is to be checked upon completion by the plan designer for compliance to drainage plan. The motion passed unanimously.

27. Request for variance for an existing swimming pool that does not respect the rear ten foot easement.

Victor Garcia

26 Red Moon Place

Lot 32, Block 01, Section 07 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to take no action subject to the receipt by the Development Standards Committee of a written partial release(s) of easements to the extent required in order to allow the limited encroachment into the recorded easements from all parties holding such easement in a form acceptable to the committee for their particular circumstances. Release(s) must come from the gas, electric, telecommunications and cable/internet company (all 4) and then another release from the Howard Hughes Corporation who is the successor to The Woodlands Corporation. It is recommended that the owner contact Mr. Heath Melton at the Howard Hughes Corporation to obtain the release. It is still being determined if a release is required from The Woodlands Township. Once the releases have been received the homeowner must return to the Development Standards Committee for review and at that time must submit a landscape plan incorporating trees and shrubs in rear yard and a drainage plan by a Licensed Landscape professional or Professional Licensed Engineer registered with the Texas Board of Professional Engineers. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. The property is to be checked upon completion by the plan designer for compliance to drainage plan. The motion passed unanimously.

28. Request for variance for a proposed swimming pool that will exceed the amount of allowable water surface area. Additionally, a concept variance request for a proposed patio cover with fireplace that will not respect the 20 foot rear setback.

John B Henasey

14 South Hawthorne Hollow Circle

Lot 83 Block 01 Section 86 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the pool. The pool must meet Standard conditions and pass inspections. The homeowner must plant and maintain four 30 gallon native trees on the lot; palm trees are not included in the tree count. The homeowner must work with inspector to ensure pool barrier complies with the International Residential Building Code 2006. Staff will recheck in 120 days. It was further moved to conditionally approve the patio cover with fireplace concept. The patio cover and fireplace must meet Standard conditions, pass inspections and meet code. The homeowner must plant and maintain three 15 gallon native trees on the lot; palm trees not included in the tree count. The homeowner must submit final plans, inspector selection and applicable fees. Staff will review the plans for compliance to conditions and the Standards. The motion passed unanimously.

29. Request for variance for a proposed patio cover with integrated fireplace and summer kitchen that will not respect the rear 30 foot setback.

Ryan J Sims

43 Glenleigh Place

Lot 22 Block 01, Section 15 Village of Indian Springs TWA

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the patio cover, fireplace and summer kitchen. All improvements must meet code and pass inspections. The homeowner must maintain the existing evergreen vegetation and trees to screen to the adjacent properties. Submit a drainage plan by a Landscape professional or Professional Licensed Engineer registered with the Texas Board of Professional Engineers. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. The property must be checked upon completion by the plan designer for compliance to drainage plan. The motion passed unanimously.

30. Request for variance for a proposed patio cover with integrated fireplace that will not respect the rear 25 foot setback.

Keith Wooddell

3 Wrangler Pass Drive

Lot 01, Block 01, Section 15 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the patio cover with fireplace and summer kitchen on the condition that the owner plants and maintains evergreen trees/shrubs at least 7-8 feet tall at the time of planting to screen to the rear property line. Staff will review plantings upon completion to determine if the screening is sufficient. The improvements must meet code and pass inspections. The homeowner must submit a drainage plan by a Landscape professional or Professional Licensed Engineer registered with the Texas Board of Professional Engineers. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Property is to be checked upon completion by the plan designer for compliance to drainage plan. The motion passed unanimously.

31. Request for variance for existing artificial turf that is not an approvable landscape material

Rolando Rocho

39 Whitbarrow Place

Lot 10, Block 01, Section 28 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the turf under the play structure as submitted. It was further moved and seconded to conditionally approve the turf on the elevated deck on the condition that the owner plant and maintain evergreen tree/shrubs at least 7 feet tall at the time of planting around the property. Staff will review the plantings upon completion to determine if they are sufficient. The motion passed unanimously.

IX. Consideration and action regarding approvable fence stains.

The DSC reviewed two additional colors for fence stains a dark brown and a gray if not restricted by Neighborhood Criteria. The corresponding Behr colors would be Cordovan or Padre Brown and Drift Gray or similar colors from other brands. Arthur Bredehoft made a motion to approve the additional colors. Consideration will be taken for neighborhood character and visibility to the street. Screening maybe required on a case by case basis. Bala Iyer seconded the motion and it passed unanimously.

X. Public Comments

There were no public comments.

XI. Member Comments

XII. There were no member comments.

XIII. Staff Reports

Staff reminded the Committee that due to the July 4th holiday the next meeting would be on Wednesday, July 10.

XIV. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. John Anthony Brown made the motion and John Anderson seconded. The meeting was adjourned at 8:11 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF June 19, 2019

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, MEMBER, OR CONTRACTOR)	AGENDA ITEM NUMBER
Judi Foster	United Way	1, 2, 3, 4
TOP A Eye	Angela Brown	4
ROBERT AMARIZ	AGC	1
Denise Cassata	D	
TRACY SIMS	43 Glenleigh Pl	29
S. TYSON SCOTT	Srs. Simon & Jude	C, D
Victor Garcia	Victor Garcia	27
Kelly : John Hennessy	owner	28
Gregory & Susan (South)	owner	26
Marco (Char	Builder / Architect	1

DEVELOPMENT STANDARDS COMMITTEE MEETING OF June 19, 2019

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR	REPRESENTATIVE	AGENDA ITEM NUMBER
KEITH H. WOODDELL	OWNER		30
Juan Salcedo	Realtor	(Agri Realty)	1
Jason Shredon	(Sweeper)	Jason Shredon	26
Diana Khvay	Representative		0
Matt Gwyn	Representative		0
Kenneth Wood	Representative		26
Joe Garcia	Representative		27
Bryan Adams	Owner		2
Harvey Hoffman	Marketing Assistant		
RUDY MERRADO	REP		28