

**Development Standards Committee**

**May 1, 2019 at 5:00 p.m.**

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

**Minutes**

**Members Present:** Robert Heineman, Walt Lisiewski, John Anderson, Bob Adams and Arthur Bredehoft

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

**Counsel Present:** Bret Strong

**I. Welcome/Call Meeting to Order.**

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

**II. Consideration and action regarding the minutes of the meeting April 3<sup>rd</sup>, 2019.**

The minutes were reviewed by the committee. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the minutes of April 3, 2019 as presented. The motion carried.

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

The Committee convened in executive session at 5:12 p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

**IV. Reconvene in Public Session.**

The Committee reconvened in public session at 5:47 p.m.

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

These items were reviewed by the full committee. The lists consisted of Commercial Items B, D – Q, and Residential Items 4, 7-21.

It was moved by Arthur Bredehoft and seconded by Bob Adams 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 John Anderson to approve the Residential Summary List in Section VII with Item #4 being pulled from summary to be reviewed by the full committee. The motion carried unanimously.

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

**SEE ATTACHED EXHIBIT A**

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

**SEE ATTACHED EXHIBIT B**

**VIII. Public Comments**

Kent Maggert of 1837 Lake Terrace Court brought up the issue of zero lot line homes which do not have maintenance easements. He addressed the committee to consider amending the Neighborhood Criteria for these homes to allow maintenance easements and asked this issue be placed on the next agenda for full review.

**IX. Member Comments**

Arthur Bredehoft requested that the issue brought forward in public comments be placed on the May 15<sup>th</sup>, 2019 meeting.

DSC Minutes 05-01-19

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

Walt Lisiewski mentioned that the board approved new equipment for the DSC meeting room.

**X. Staff Reports**

There were no staff reports.

**XI. Adjourn**

It was moved by Arthur Bredehoft and seconded by Walt Lisiewski to adjourn the meeting at 6:48 p.m. The motion carried unanimously.

## COMMERCIAL ITEMS EXHIBIT A

- 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. No action was taken.

- B. Variance request for construction to occur during hours that are not in accordance with the designated construction hours, for the roof replacement and curtain wall sealant repair.

JD Warmack Woodlands LP

9500 Lakeside Boulevard

Lot 6400 Block 0547 Section 0007 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to deny the variance for the construction hours as presented and conditionally approve the roof replacement and curtain wall sealant repair on the following conditions:

- Work schedule for all work to be performed, shall be in accordance with The Commercial Planning and Design Standards due to proximity to residential, One Lakes Edge and Restaurant Row.
- Submit within two (2) weeks of this conditional approval the anticipated project start date and duration of construction. Also provide a phased plan indicating work time frames by month and location of scaffolding and other equipment used for the repairs of roof and curtain wall.
- Construction Activity Plan: Storage containers and dumpsters to be neutral in color, staging area to have locking gates for safety and security, and Fire lane access to be maintained.
- Roof replacement to include expansion joint replacement, replace perimeter metals, and rework metal claddings, coping and flashing.
- Rooftop walkway pads around and between curb mounted roof equipment and from roof access stairs is approved as required.
- Any work performed to the curtain wall systems shall not alter the visual design or appearance of the building.
- All materials used (roof materials, paints, and sealants) shall be installed per manufacturer application requirements.
- A clean and professional appearance shall be maintained at all times throughout the duration of the construction.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- C. Variance request for two monument signs that have two registered logos that may exceed the maximum size allowed, have interior illumination near a residential village, and includes one sign that encroaches into the forest preserve and one sign that does not have the required street address.

Texas Petroleum Group LLC / Shell #275

1395 Many Pines Drive

Lot 0260 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by John Anderson and seconded by Bob Adams to The Committee reviewed the information provided including neighbor impact and the Commercial Planning and Design Standards. Following deliberation, the committee denied the variance request as submitted and required the owner to resubmit with the following modifications:

- Remove all gas price / cost portion of sign. The Committee feels the price display is not in keeping with the Standards, because of the close proximity to residential areas and Town Center area.

- The Committee will approve a variance to allow the logo to exceed the 10% allowed for the message area, provided that the sign is redesigned with the shell logo in the center of the sign with the Timewise logo centered beneath. The logo may not exceed 20% of the message area.
- The sign located on Many Pines, must include the address numbers placed in accordance with the Commercial Planning and Design Standards.
- Revise and resubmit the updated plans in accordance with the committee's action.

The motion carried unanimously.

- D. Variance request for temporary event that include tents, extends in the parking lot and advertises products for sale within the business.

GRI Woodlands Crossing LLC / Alspaugh's Ace Hardware of The Woodlands  
10720 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 Arthur Bredehoft and seconded by Bob Adams to approve the temporary event on the following conditions:

- No product logo/advertising is allowed on the tents. Tents must be one plain, solid color only.
- Event is approved to be held on Saturdays only – May 4-June 1 between the hours of 8:00 a.m. – 3:00 p.m.
- Demonstration area must be kept in good order and repair and free of debris.
- No signage is approved at this time.
- This approval does not constitute the approval of any other entities such as Montgomery County. The owner is required to obtain those approvals.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- E. Variance request to waive replant requirements following the request to remove one live tree to install the approved upgrades to the existing cell tower.

Woodlands Presbyterian Church/ AT&T Mobility  
4881 W. Panther Creek Drive

Lot 0305 Block 0045 Section 0040 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 Bob Adams to deny as presented and require that one tree is replanted in accordance with the Commercial Planning and Design Standards. Owner is to contact the Township staff to coordinate the location of the replant 48 hour prior to planting. In addition, work for Permit AP-18-02938 must commence prior to 6/5/19 or the owner must request a time extension prior to that date. The motion carried unanimously.

- F. Variance request for existing lighting that exceeds the required foot candle measurement allowed at the property line.

GS Parkside LP/The Biltmore Luxury Living  
10600 & 10601 Six Pines Drive

Lots 0200, 0201, 0269 Block 0599 Section 0036 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 Bob Adams to deny as presented and require the following conditions:

- Shielding and fixture adjustments are required to mitigate lighting area and overspill at the property lines down to 0.1 foot candles.
- Revise and resubmit photometric site plan prior to installation.
- The DSC reserves the right to request additional shielding and lighting adjustments to mitigate lighting glare and intensity after installation after complaints arise.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- G. Variance request for a sign package that includes directional, directory, parking, hours of operation and other resident information signs, that have a tagline, include the business name and do not include a single neutral background color.

GS Parkside LP / The Biltmore Luxury Living  
10600 & 10601 Six Pines Drive

Lots 0200, 0201, 0269 Block 0599 Section 0036 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 Bob Adams to approve the sign package as presented. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

- H. Variance request for the existing window treatment that is installed on the exterior of the glass.

MB The Woodlands / 24 Hour Fitness

1800 Lake Woodlands Drive

Lot 7110 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to deny as presented and require the owner remove the exterior applied film and replace with interior surface mounted film in a neutral dark gray or perforated black vinyl to reduce visibility from the exterior. Owner must revise plans and resubmit for approval by the plan review committee or its designee. The motion carried unanimously.

- I. Variance request for a proposed building addition, including tree removal, a drive thru canopy and additional site work for ADA compliance and an electrical upgrade.

Chick-Fil-A Inc.

1660 Lake Woodlands Drive

Lot 7150 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve on the following conditions:

- As existing 10" caliper oak tree cannot be saved, five (5) new 2" caliper native, evergreen trees to be installed on the west side with permanent irrigation.
- Proposed concrete saw-cut to be done in 90-degree rectangular areas to avoid a patched "look". Power wash existing concrete prior to new pour to match color and texture more accurately.
- New concrete to have joints that align with existing concrete slab joints. New concrete sidewalk and curbs to be doveled into existing.
- No rooftop mechanical, freezer equipment or roof vents are to be visible from public view.
- Exterior materials to blend seamlessly between the addition and existing structure.
- Proposed magnetic removable bollards (yellow), quantity four (4) to be stored inside when not installed at drive-thru lane.
- Underside of canopy shall be finished with a metal soffit material bronze in color like the existing drive-thru canopy.
- Under canopy LED lights shall be changed to bronze color housing.
- Oscillating fans shall have a housing color of dark bronze to match canopy.
- Other than what has been proposed in this submittal, no other lighting is to be added, modified or replaced at this time. Any change requests must be submitted to the committee for review and written approval.
- No exterior signage is to be added, modified or replaced at this time. Any change requests must be submitted to the committee for review and written approval.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- J. Consideration and action for a sign package that includes a directional, directory, parking, and hours of

operation and other resident information signs that include a decorative symbol.

Lexington Apartments LLC

12000 Sawmill Road

Lot 0300 Block 0599 Section 0006 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 Bob Adams to approve the sign package as presented. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

K. Consideration and action for the roof replacement and curtain wall sealant repair.

JD Warmack Woodlands LP

9501 Lakeside Boulevard

Lot 6306 Block 0547 Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve on the following conditions:

- Work schedule for all work to be performed, shall be in accordance with The Commercial Planning and Design Standards due to proximity to residential, One Lakes Edge and Restaurant Row.
- Submit within two (2) weeks of this conditional approval the anticipated project start date and duration of construction. Also provide a phased plan indicating work time frames by month and location of scaffolding and other equipment used for the repairs of roof and curtain wall.
- Construction Activity Plan: Storage containers and dumpsters to be neutral in color, staging area to have locking gates for safety and security, and Fire lane access to be maintained.
- Roof replacement to include expansion joint replacement, replace perimeter metals, and rework metal claddings, coping and flashing.
- Rooftop walkway pads around and between curb mounted roof equipment and from roof access stairs is approved as required.
- Any work performed to the curtain wall systems shall not alter the visual design or appearance of the building.
- All materials used (roof materials, paints, and sealants) shall be installed per manufacturer application requirements.
- A clean and professional appearance shall be maintained at all times throughout the duration of the construction.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

L. Consideration and action for the replacement of the existing cell tower equipment.

The Woodlands Commercial Prop

8100 Millennium Forest Drive

Lot 0100 Block 0163 Section 0067 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 Bob Adams to approve on the following conditions:

- The upgrade will not involve any enlargement of the structure or ground space.
- Other than the submitted plans, no additional lighting, equipment, site modifications or signs are approved at this time. Any additional items or accessories shall be submitted for review and approval by the plan review committee.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

M. Consideration and action for the addition of an emergency generator and diesel gas tank.

The Woodlands Commercial Prop

26406 Glen Loch Drive

Lot 0100 Block 0547 Section 0007 Village of Panther Creek

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

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the emergency generator and diesel gas tank 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 no more than 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.
- The DSC reserves the right to request additional shielding or adjustments to mitigate any noise concerns after installation or should any complaints arise.
- Approval by this entity does not constitute the approval of any additional entity. It is the owner’s responsibility to obtain those approvals.
- The area must be kept in good order and repair and all debris around the site requires removal.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

N. Consideration and action for the proposed plans for an exterior color change that will match the new shopping center criteria.

CSHV Woodlands LP / Pinecroft II

9300 Six Pines Drive,

1600, 1620, 1680, 1700 Lake Woodlands Drive

Lot 7100, Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the proposed plans for the exterior color change with the following conditions:

1. Paint colors as indicated match with the Shopping Center's overall finishes and are approved as presented.
2. Type of paint must be a long-lasting paint intended for exterior applications. Surfaces scheduled for painting are to be properly prepared and finishes applied according to the manufacturer's recommended instructions.
3. Patch all surfaces where canopies are removed prior to new paint scheme implementation.
4. Revise East facing facade to recommended colored areas to mitigate future signage design issues as indicated with alternate rendered elevation.
5. No new signage is approved within this submission. All new tenant signage must be submitted under separate submission for review and written approval by the authority having jurisdiction.
6. Revise and resubmit east facing façade in accordance with the Committee’s action, prior to the issuance of the permit.
7. Installation must be in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

O. Consideration and action for the proposed plans for an exterior color change that will match the new shopping center criteria.

CSHV Woodlands LP / Pinecroft II

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 Arthur Bredehoft and seconded by Bob Adams to approve the proposed plans for the exterior color change with the following conditions:

1. Paint colors as indicated match with the Shopping Center's overall finishes and are approved as presented.
2. Type of paint must be a long-lasting paint intended for exterior applications. Surfaces scheduled for painting are to be properly prepared and finishes applied according to the manufacturer's recommended instructions.
3. Patch all surfaces where canopies are removed prior to new paint scheme implementation.
4. Revise East facing facade to recommended colored areas to mitigate future signage design issues as indicated with alternate rendered elevation.

5. No new signage is approved within this submission. All new tenant signage must be submitted under separate submission for review and written approval by the authority having jurisdiction.
6. Revise and resubmit east facing façade in accordance with the Committee's action, prior to the issuance of the permit.
7. Installation must be in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

- P. Consideration and action for the proposed plans for an exterior color change that will match the new shopping center criteria.

CSHV Woodlands LP / Pinecroft II

1560, 1570, 1580, 1585, 1590 Lake Woodlands Drive

Lot 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 Arthur Bredehoft and seconded by Bob Adams to approve the proposed plans for the exterior color change with the following conditions:

1. Paint colors as indicated match with the Shopping Center's overall finishes and are approved as presented.
2. Type of paint must be a long-lasting paint intended for exterior applications. Surfaces scheduled for painting are to be properly prepared and finishes applied according to the manufacturer's recommended instructions.
3. Patch all surfaces where canopies are removed prior to new paint scheme implementation.
4. Revise East facing facade to recommended colored areas to mitigate future signage design issues as indicated with alternate rendered elevation.
5. No new signage is approved within this submission. All new tenant signage must be submitted under separate submission for review and written approval by the authority having jurisdiction.
6. Revise and resubmit east facing façade in accordance with the Committee's action, prior to the issuance of the permit.
7. Installation must be in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

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

Radiance Advanced Skin & Body Care

6777 Woodlands Parkway, Suite 300

Lot 500, Block 592, Section 60 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams 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 to resolve. 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 Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.



## RESIDENTIAL ITEMS EXHIBIT B

1. Consideration and action regarding violations for removal of trees that do not meet the Standards for tree removal. This item was heard by the full committee. The staff provided the committee with a presentation. The owner was also present to address the committee. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve removal of the 7 trees that were previously topped with the following conditions:
  - **Remove trees and grind out stumps**
  - **Submit landscape plan** of front yard tree replacements with location, species and size as follows:
    - Plant and maintain 3 65 gallon native canopy trees – suggested species: nuttall oak, white oak, cedar elms, red maple, or American holly. Any other species needs to be approved by the Township prior to planting.
    - Plant and maintain 2 30 gallon native understory trees – such as redbud, southern waxmyrtle, Yaupon holly, Mexican plum, or sweetbay magnolia. Any other species needs to be approved by the Township prior to planting.
    - Nursery stock should conform to ANSI Z60.1 standard for nursery stock (<https://www.americanhort.org/page/standards/>) and should be planted in accordance with ANSI A300 transplanting standard (<https://www.isa-arbor.com/store/product/129/cid/117/>) and the companion best management practices booklet (<https://www.isa-arbor.com/store/product/104/cid/117/>)
    - Plan should also include planting bed definition of landscaped areas as required by the Residential Standards.
  - **Timing:**
    - 50% or all trees must be removed by May 15, 2019.
    - At least 3 of the replants must be planted by May 30, 2019.
    - Remaining trees must be removed by June 30, 2019.
    - Remaining trees must be planted by October 1, 2019.
  - **Location**
    - Avoid planting trees too close to the dwelling.
    - Trees should be at least 5' from driveways, walkways or permanent structures.
    - Care should be taken when planting trees near property boundaries.

**TREES MUST BE REPLACED IF THEY DIE WITHIN 18 MONTHS AFTER PLANTING.**

The motion carried unanimously.

2. Variance request for a proposed patio cover that encroaches past the rear 25-foot setback and may cause impact to an adjacent property when acted upon by the Residential Design Review Committee.  
Roger and Sonya Nicholson  
14 Atrium Woods Court  
Lot 69, Block 01, Section 35 Village of Panther Creek  
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was also present to address the committee. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve the variance on the condition that the owner obtains approval from neighboring properties. Upon receipt of approvals the proposed patio cover must meet code and pass inspection. Additionally, any exterior lighting must meet the Residential Standards. The owner must ensure the improvements do not halt, or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
3. Variance request for a proposed fireplace that encroaches past the rear 25-foot setback and may cause impact to an adjacent property when acted upon by the Residential Design Review Committee.  
Roger and Sonya Nicholson  
14 Atrium Woods Court  
Lot 69, Block 01, Section 35 Village of Panther Creek  
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was also present to address the committee. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve the variance on the condition that the owner obtains approval from neighboring properties. Upon receipt of approvals the proposed fire place must meet code and pass inspection. The owner must ensure the improvements do not halt,

or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

4. Variance request for a conceptually proposed patio cover with summer kitchen and fireplace that will be located beyond the 40-foot rear building setback.

Fernando Manuel Villegas Farrera

119 S Meadowmist Circle

Lot 33, Block 04, Section 33 Village of Cochran's Crossing

This item was pulled from summary review and heard by the full committee. The staff provided the committee with a presentation. A representative was also present to address the committee. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve on the condition the owner plant and maintain native evergreen vegetation to the side of the improvements to soften and screen the view. The owner must ensure the placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. All improvements must meet code and pass final inspection. The motion carried unanimously.

5. Variance request for a proposed fence modification that is designed with a 12 inch rot board that would not be screened from view from an adjoining street right of way.

Mary Sydow

76 West Timberspire Court

Lot 114, Block 04, Section 38 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve on the condition that the rot board is stained to match the existing fence prior to installation. Additionally, the fence must not halt or materially impede drainage flowing onto or off of any lot. The owner is also required to install the fence with some clearance at the bottom of the fence in order to allow for proper drainage. It was suggested a two inch clearance from grade to the start of the fence would accommodate the condition. The motion carried unanimously.

6. Variance request for a trash cart screen that is not an approvable style.

Melissa Brault

144 W Woodstock Circle Drive

Lot 87, Block 01, Section 02 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to deny the variance as requested and require the owner modify the structure to meet the Residential Standards. The motion carried unanimously.

7. Variance request for an attached storage room with second story deck that will exceed the maximum allowed hard surface area per the Neighborhood Criteria.

Morgan and Melanie Whatley

27 Falling Star Road

Lot 02, Block 04, Section 14 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 John Anderson to approve the proposed improvements on the condition that they meet code and pass final inspection. Materials for storage area must be painted to match the home. The owner must ensure placement of the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

8. Variance request for a proposed patio cover that would encroach into the 25-foot building setback and was submitted with drawings sealed by a civil engineer.

Jesus F Bracho and Bernadette V Blok

2 North Timber Top Drive

Lot 54, Block 02, Section 13 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 John Anderson to approve the proposed improvements on the improvements meet code and pass final

inspection. The owner must ensure placement of the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

9. Variance request for a proposed fence and gate that was not considered to be compatible with the home and the neighborhood when viewed by the RDRC.  
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 Arthur Bredehoft and seconded by John Anderson to approve decorative metal and wood fencing for the breezeway only. Perimeter fencing must be the design and location compliant with the Residential Standards. Additionally, fence must meet code and pass final inspection. The motion carried unanimously.
10. Variance request for a proposed driveway widening that will exceed the maximum width allowed.  
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 Arthur Bredehoft and seconded by John Anderson to approve on the condition the portion of widening does not exceed the maximum width allowed as a walkway. Additionally, the owner must plant and maintain native evergreen vegetation in front of the widened portion of the driveway, to soften and screen the view of the widening from the street. The motion carried unanimously.
11. Variance request for the proposed driveway repair that will be replaced in the easement.  
Neal and Sandy Bernstein  
6 Bayleaf Lane  
Lot 30, Block 01, Section 01 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 John Anderson to approve driveway repair as presented. 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.
12. Consideration and action for a home business.  
Karl Voelkel  
51 N Autumnwood Way  
Lot 28, Block 01, Section 31 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 John Anderson to approve the home business on the following conditions:  
The owner must comply with the Residential Development Standards. In accordance with the Residential Development Standards and Covenants, Restrictions, Easements Charges and Liens of The Woodlands, the Home Business is subject to revocation for the following reasons:
  - A violation of the Standards occurs
  - The Business does not adhere to the conditions of approval
  - Or at the discretion of the Plan Review Committee.The motion carried unanimously.
13. Variance request for tree removals.  
Mikhail and Natalia Petrov  
45 West Tallowberry Drive  
Lot 19, Block 02, Section 07 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 John Anderson to approve as presented and require the owner plant and maintain one native evergreen tree anywhere on the lot. The motion carried unanimously.

14. Variance request for a proposed detached storage building that would exceed the maximum square footage and height allowed.  
Uriah W Dailey  
15 Thornbush Place  
Lot 42, Block 02, Section 28 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 John Anderson to approve on the condition the owner must plant and maintain native evergreen vegetation to soften and screen the view of the improvement from the adjacent lot and tract of land. Shed must be screened from the pond at the rear. Improvement must respect all easements and must be painted to match the home with materials that match the home. Additionally, shed must meet code and pass inspections. 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.  
Shannon Hicks  
43 E Trillium Circle  
Lot 01, Block 01, 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 John Anderson 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 to resolve. 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 Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Vincent J Rossitto  
6 Deerberry Court  
Lot 15, Block 01, Section 16 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 John Anderson 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 to resolve. 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 Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Luke Edward and Abigail Bergstrom  
196 Timber Mill Street  
Lot 03, Block 02, Section 13 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 John Anderson 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 to resolve. 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 Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Javier B Echeverria  
9 Nutcracker Lane  
Lot 35, Block 01, Section 24 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 John Anderson 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 to resolve. 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 Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
19. Variance request for an existing driveway repair, that includes a retaining wall designed to deter flooding at the house foundation.  
Evelyn Smith  
11619 Timberwild Street  
Lot 34, Block 01, Section 04, 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 John Anderson to approve the driveway repair and replacement on the condition the owner and their legal counsel work with the staff and The Development Standards Committee's legal counsel to sign and execute a memorandum of understanding for the driveway widening. The motion carried unanimously.
20. Request by the Fairway Oaks Townhome Association to amend the Neighborhood Criteria regarding the Neighborhood Architectural Style that requires red doors.  
Fairway Oaks Townhomes Board  
Section 1, Block 1, Lots 1-20, 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 John Anderson to approve the variance request for the Front door color not to comply with the Neighborhood Criteria and request the staff modify the Neighborhood Criteria to remove the requirement for a red door and identify the requirement to obtain the Sub Home Owner's Association approval regarding the door color allowed. The motion carried unanimously.
21. Variance request to paint the front doors gray, not red, which is required by the Neighborhood Criteria.  
Fairway Oaks Townhomes Board  
Section 1, Block 1, Lots 1-20, 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 John Anderson to approve the variance request for the Front door color not to comply with the Neighborhood Criteria and request the staff modify the Neighborhood Criteria to remove the requirement for a red door and identify the requirement to obtain the Sub Home Owner's Association approval regarding the door color allowed. The motion carried unanimously.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF MAY 1, 2019

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
Jacob Watkins	Chick-fil-A		I	5:28	
KARL VOELKEL	WME		12	4:45	
Chris Cunningham	Nashville	2600 Kelly	A	4:50	
Alex Peay	ACE	10420 Kuyper Ranch	D	4:50	
Rupesh Kawasth	Worthley	27 Galling Star	F	4:50	
RUDY MERCADO	VILLAGES	19 MEADOWMIST	4	4:52	
KENT MARGGERT	MYSELF	1837 LAKE TRANQUILITY	PUBLIC COMMENT		
David Facundo	Biltmore	10608 BIRPINES	F, G	4:55	
SONYA NICHOLSON	ME	14 ATRIUM WOODS CT.	2, 3	4:55	
Paul Chang	ME	10 Columbo Ct.		5:15	
Jennifer Skobel	FOTA	22 Fairway Oaks Place		5:15	

