

Development Standards Committee

July 17, 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 and Arthur Bredehoft

Members Absent: Bala Iyer

Staff Present: Neslihan Tesno, Kimberly McKenna, Sharlene Novak, Danielle Allen, Hennie van Rensburg

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Walter Lisiewski called the meeting to order at 5:03 p.m.
- II. Consideration and action regarding the minutes of the meeting of June 19, 2019.
The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by Bob Adams 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.
No action was taken on this item.
- IV. Reconvene in Public Session.
No action was taken on this item.
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII 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 C & D. Item E 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 4 - 11. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the items on the Residential Summary List as presented.
- VI. 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. Representatives from both Innospec and the adjacent residential properties were present to address the committee. It was noted the parties involved were still trying to coordinate on possible solutions and discussed some of the results from the latest sound study information. It

was then moved by Robert Heineman and seconded by Bala Iyer to table any action until the meeting of August 21, 2019. The motion carried unanimously.

B. Consideration and action for the proposed outdoor classroom area.

Trinity Episcopal Church

3901 S. Panther Creek Drive

Lot 0280 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. Residents from Coralberry were present to address the committee. The residents shared concerns with the committee regarding the noise from the Chiller Plant. The Committee identified the Chiller Plant was not in the agenda. Residents did not object to the outdoor classroom area proposed. It was then moved by Walt Lisiewski and seconded by Bala Iyer to approve the proposed improvements on the following conditions:

- Modify the color of the Shade structure to Brunswick Green to be compatible with the existing shade structure and blend with the adjacent forest preserve canopy.
- Owner must install the wooden fencing at the same height as the adjacent wood fence surrounding the chiller yard. (8ft.)
- All improvements must be installed in accordance with the manufacturer's specifications and the Commercial Planning and Design Standards.
- Area between fencing of the Chiller yard and the fenced in play area, must be manicured and landscaped with grass, mulch, integrated crushed granite or other landscaping beds and vegetation, with a clearly defined edge. Masonry materials such as concrete or pavers must be applied for and approved prior to installation.
- Hours of construction for the installation of the improvements must be restricted to 8am to 8pm.

Additionally, the committee requested the staff place the chiller yard on an upcoming agenda for discussion. The motion carried unanimously.

C. Consideration and action for the proposed addition of a roll-up garage door to serve as an additional entrance to the building.

Saint Simon & Jude Catholic Church

26777 Glen Loch Drive

Lot 0421 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to conditionally approve the roll-up garage door as follows:

- The applicant must provide structural drawings for the lintel.
- Ensure the finishes for the new entrances matches the existing finishes.
- Owner must comply with permit conditions for AP-19-03083 regarding the revised landscape plans.
- Submit a demolition plan that includes any site accessories that may be removed. (A brick box-table looks to be in the way of the proposed roll-up door)
- Install tall shrubs in the grassy area next to the roll-up door.
- Ensure the impervious coverage numbers are still in compliance.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

D. Consideration and action for the proposed addition of a removable window.

Faith Bible Church

5505 Research Forest Drive

Lot 0100 Block 0319 Section 0067 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 Bob Adams to approve the removable window on the condition the window is installed according to the manufacturer's specifications and meets code. The window must match the existing windows including all trim/mullions. This approval does not constitute the approval of any other entity. It is the owner's responsibility to obtain those approvals. The window must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- E. Consideration and action for the proposed addition of a rolling security grille system.

IMI MSW LLC / Louis Vuitton

9595 Six Pines Drive, Suite 605

Lot 7111 Block 0599 Section 0999 Village of Town Center

This item was withdrawn prior to the meeting.

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

1. Request for a rehearing from the owner of 35 Lucky Leaf, regarding the approved pool house at 39 Lucky Leaf, that was conditionally approved by the Development Standards Committee at their meeting on January 9, 2019.

Sivakumar Subramanian

39 Lucky Leaf Court

Lot 22, Block 03, Section 30 Village of Panther Creek

This item was reviewed by the full committee. The owner of 35 and 39 Lucky Leaf Court were both present and addressed the committee. It was then moved by Walt Lisiewski and seconded by John Brown to approve the request for a rehearing and place the item on the agenda for review and action at the next regularly scheduled meeting of August 7, 2019. The motion carried unanimously.

2. Consideration and action regarding the Development Standards Committee's condition of approval related to the required drainage plan for the patio cover with integrated fireplace that was conditionally approved at the meeting of June 19, 2019.

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 Arthur Bredehoft and seconded by John A. Brown to approve the homeowner's request to waive the requirement for a sealed drainage plan and to accept the drainage plan previously submitted by the homeowner. All other original conditions must still be met at the completion of the project. The motion passed unanimously.

3. Request for variance for a proposed swimming pool that will exceed the maximum allowed water surface area.

Gaither and Melanie Phillips

67 South Victoriana Circle

Lot 17, Block 1, Section 7 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 conditionally approve the proposed swimming pool. The homeowner must plant and

maintain two 15 gallon native trees. The pool and decking may not encroach into any easement. No additional hard surface area will be allowed for the property in the future. The pool must meet code and pass inspections. Additionally, 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 the responsibility of the affected property owner(s). The motion passed unanimously.

4. Request for variance for a proposed patio cover that will exceed the maximum allowed hard surface area.

Justyn Samways

74 Silvermont Drive

Lot 36, Block 1, Section 26 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed patio cover. The homeowner must submit a drainage plan that shows any natural change in grade and defines the direction the water flows onto and off the property. The drainage plan should include any specifications for drainage swales, piping, catch basins and drain outlets. The homeowner must plant and maintain trees or shrubs to screen to the right side. Plantings must be at least 7 feet tall at the time of planting. Staff will review the plantings upon completion. The patio cover must meet code and pass inspections. The motion carried unanimously.

5. Request for variance for existing planter box, bench and paving that does not respect the side five-foot easement. Additionally, a portion of the walkway exceeds the maximum allowed width.

Michael Dennis Pursley

142 West Hobbit Glen Drive

Lot 13, Block 1, Section 76 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the planter box, bench and paving on the condition that the firepit structure be transformed to a planter box. 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.

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

Jorge Ortiz & Erika Barragan

94 East Heritage Mill Circle

Lot 12, Block 3, Section 2 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown 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 providing passing final inspections for the summer kitchen and air conditioner) 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.

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

Brian Twellman
23 Tivoli Garden Court
Lot 41, Block 2, Section 16 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown 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 trash cans 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.

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

Ernest E Pagaduan
71 North Spinning Wheel Circle
Lot 18, Block 1, Section 56 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown 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 trash cans 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.

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

Xue Gao
4 Centennial Ridge Place
Lot 24, Block 1, Section 100 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards) 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.

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

Jose Antonio Alonso Sanchez
93 North Frontera Circle; 77382-7004
Lot 13, Block 2, Section 61 Village of Sterling Ridge

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

seconded by John A. Brown 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 trash cans 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.

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

Brady Fitzgerald

58 North Wilde Yaupon

Lot 15, Block 04, Section 03 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 John A. Brown to approve the trash cart screen on the condition the owner either continue the enclosure along the side between the homes to comply with the Standards (L-shaped) or plant and maintain evergreen shrubs that will screen the trash cans to adjacent property. The motion carried unanimously.

12. Request for variance for proposed tree removals that do not comply with the conditions of removal per the Standards.

Joseph and Robin McCleary

27 Columberry Court

Lot 21, Block 2, Section 84 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 John A. Brown to conditionally approve removal of trees #2 #7, #9, #10, #12 and #13. All other trees (#1, #3-#6, #8, and #11) must remain. The total amount of tree to be replaced is five; tree #2 does not require replacement due to condition. Replacement trees/shrubs must be native 15 gallon trees. However, replacements may include one 15 gallon or larger Crepe Myrtle and one 15 gallon or larger Japanese Yew as requested by the owner. Ligustrum is not an acceptable replant tree. It is recommended that the owner investigate the possibility of using root barriers to protect the house foundation and driveway. The motion passed unanimously.

13. Request for variance for a proposed patio cover with integrated fireplace that will not respect the five-foot side setback and easement. Additionally, the existing paving does not respect the side five-foot easement as required by the conditions of approval as acted upon by staff on August 11, 2015.

Shane and Troy Wise

27 Canoe Bend Drive

Lot 20, Block 2, Section 24 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and contractor were present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to disapprove the patio cover. The owner must resubmit an approvable design. It was further moved to approve the paving. 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. Variance request for a proposed swimming pool, decking and summer kitchen that do not respect the side five foot and rear ten-foot easement and will exceed the maximum allowed hard surface area.

Kenneth and Robin Fountain

59 Columbia Crest Place

Lot 47, Block 1, Section 1 Village of Sterling Ridge

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 concept, subject to the following:

- Receipt by the Development Standards Committee of a written partial release 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.
This includes a release from the gas, electric, telecommunications and cable/internet company (all 4) and then a 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.
- Owner must submit 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. Property to be checked upon completion by the plan designer for compliance to drainage plan.
- Submission of final plans, documents, fees and survey. Once received staff will review the plans for compliance to the Standards and DSC conditions.
- Must pass inspections and meet code.
- 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. Variance request for proposed pool decking that does not respect the rear ten-foot easement. Additionally, the pool was not built as approved and now may cause a negative neighbor impact.

Damian and Lynzie Rockett

26 Trailing Lantana Place

Lot 50, Block 4, Section 89 Village of Sterling Ridge

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 John A. Brown to table the pool and paving until the homeowner submits the following:

- Owner to submit elevation on all sides of the pool the proposed final design with dimensions and consult with Third party inspector to determine if the height of the pool decking is compliant to building code and/or it requires sealed plans.
- Owner must submit 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.

Property to be checked upon completion by the plan designer for compliance to drainage plan.

- Additionally, a landscape plan must be submitted; the homeowner must work with staff for sufficient screening.
- Return to the DSC for review.

The motion passed unanimously.

16. Request for variance for existing support pole for outdoor lighting which exceeds the maximum height allowed and may have a negative neighbor impact.

Melchisedec Franklin Thomas Alejo and Amira Novelo Merino

55 Birch Canoe Drive

Lot 02, Block 01, Section 20 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 Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the pole subject to the owner reducing height of pole to 8 feet and removing the lights that are winding around the pool. The outdoor lighting must pass inspection and meet code. If any complaints are received regarding the lights or structure evergreen trees/shrubs will need to be planted for screening. The motion passed unanimously.

17. Variance request for proposed patio cover with integrated summer kitchen that does not respect the rear 25-foot setback.

Mead Revocable 2008 Trust

11 Elfen Way

Lot 10, Block 2, Section 6 Village of Sterling Ridge

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 John A. Brown and seconded by Arthur Bredehoft to disapprove the patio cover. The motion failed. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the patio cover with vegetation for screening. It must meet code and pass inspection. Staff will review upon completion to determine if additional screening is necessary. John A. Brown and John Anderson voted in opposition. The motion carried.

VIII. Public Comments

Teresa Withrow of 2 Coralberry Road addressed the Committee regarding her concerns about the outdoor classroom proposed at Trinity Episcopal Church. Since this was an agenda item, the Committee asked to hear her comments during the discussion of the outdoor classroom. Lisa Gaugh of 6 Coralberry Road said she had no concerns with the classroom but addressed the Committee about the noise level of the air conditioning unit at Trinity Episcopal Church. John Anderson suggested she talk to the church about this issue. Chair Walter Lisiewski asked that the item be placed on the August 7 agenda.

IX. Member Comments

Walter Lisiewski reminded the Committee about the Public Forum scheduled for July 24. John A. Brown said he might not be able to attend.

X. Staff Reports

There were no staff reports.

XI. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. Arther Bredehoft made the motion and Bob Adams seconded. The meeting was adjourned at 8:09 p.m.

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DEVELOPMENT STANDARDS COMMITTEE MEETING OF July 17, 2019

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Teresa A. Withrow	NEIGHBOR	B
Betsy Dekney	Trinity Episcopal Day School	B
Richard & Rosemary Alard	Owner	17
Gaiter Phillips	Owner	3
Russell Bickel	Trinity Episcopal Day School	B
MICHAEL MARTIN	contractor -	13
NICHOLLE WINDY	neighbor	A
Barbara Webb	neighbor	A
KURT HIREMAN	Tanspec	A

July 17, 2019

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR	AGENDA ITEM NUMBER
Sina Kingan / Collects Submissions	Dueses	1
Nancy Cordeiro	Family	1
Pete Barnes	Contractor	1
Chris Connolly	At Reid Oak	A
Adam Yang	Reid Oak	A
Thomas Abell	Owner	D
DAVID AOR	NEIGHBOR	1
Mike Corbin	Contractor	
TYSON SUELI	CONTRACTOR	B & C
Trudy Cunningham		A

DEVELOPMENT STANDARDS COMMITTEE MEETING OF JULY 17, 2019

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Dawian Rockett	Owner	15
Ken + Robin Fountain	owner	14
Joe + Robin McCarty	owner	12
Shane + TS Wise	Owner	12
Lisa Gough		
KEITH H. WOODDELL	BURNER	2