

Development Standards Committee

July 10, 2019 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

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

Staff Present: Kimberly McKenna, Chris Feist and Joe Hans

I. Welcome/Call Meeting to Order.

Chairman Walt Lisiewski called the meeting to order, at 5:01 p.m.

II. Consideration and action regarding the minutes of the meeting June 5th and 28th, 2019.

The committee reviewed the minutes. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the minutes of the meeting of June 5, 2019 as presented. The staff identified the minutes of June 28, 2019 were not ready and would be posted for review at a future meeting. The motion carried.

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

There was no executive session.

IV. Reconvene in Public Session.

There was no executive session.

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

The full committee reviewed these items. The lists consisted of Commercial Items G, H, I, J, K, L, M, N, O, P, Q, R, S and T and Residential Items 5, 7, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 30, 31, 32, 33, 34 and 35. It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List in Section VI as presented by staff recommendation. It was then moved by Arthur Bredehoft and seconded by Bala Iyer to approve the Residential Summary List in Section VII as presented. The motions 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

There were no public comments.

IX. Member Comments

Bala Iyer identified he would not be able to attend the next regularly scheduled meeting of July 17th, 2019. Bob Adams inquired if The Woodlands Township had any tree data regarding number of trees fallen in the last hurricane and how many were pine trees. Walt Lisiewski asked the staff to review the signage in the road right of way for church services. The Committee inquired whether they could get internet access and google chrome on their new laptops.

X. Consideration and discussion regarding seasonal drawings on commercial property windows and doors.

The Committee discussed seasonal decorations on commercial property windows and doors. The committee discussed concerns regarding advertising, the period in which displays should occur and what was most consistent with Residential Decorations. It was then moved by John Anderson and seconded by Bob Adams to require that

window decoration be for holiday decorations, restricted to the storefront glass. They should not include advertising, wording or product details. The decorations should only be displayed from the day after Thanksgiving and removed no later than January 15. The motion carried unanimously.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

There being no further business it was moved by John Anderson and seconded by John Brown to adjourn the meeting at 7:55 p.m. The motion carried.

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. The staff provided an update of the meetings between the commercial property and the residents of the surrounding neighborhood. The interested parties are scheduled to meet July 11 and the item is tentatively scheduled for July 17, Development Standards Committee meeting. No action was taken on this item.
- B. Variance request for the proposed removal of nine trees.
Two Waterway Lofts Ltd
3 Waterway Court
Lot 0001, Block 0599, Section 0006 Village of Town Center
The full committee heard this item. Representatives of Two Waterway Lofts were present to address the committee. The staff provided the committee with a presentation noting the location and conditions of the trees. IT was then moved by Bob Adams and seconded by Bala Iyer to approve the removal of six bald cypress trees and three Vitex trees on the condition the owner must plant and maintain nine 65 Gallon trees, six of which are required to be Shumard Oaks and three Vitex. The motion carried unanimously.
- C. Consideration and action for an existing mailbox outside the tenant space.
Centro NP Holdings 12 SPE LLC / Armed Forces Career Center
9420 College Park Drive, Suite 155-160
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
The full committee reviewed this item. Representatives were present to address the committee. The staff provided the committee with a presentation noting the location and condition of the improvement. The Committee discussed the necessity for the separate mailbox. Inquired about relocating the box to other cluster mailboxes in the center and shared concerns regarding the owner and tenant's failure to obtain a permit prior to installation. It was moved by John Anderson and seconded by Bob Adams to deny the variance as presented and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the freestanding mailbox when the tenant no longer occupies the tenant space, on the condition the tenant/owner must paint the planter box to match the existing color of the mail box. Mailbox must be maintained in good order and repair including maintaining live plants and maintenance of the improvement. Memorandum will be signed and executed in Montgomery County Real Property Records. The motion carried unanimously.
- D. Consideration and action to amend a condition of approval regarding the overall height of the "D" in Domino's.

The Plazas at Alden Bridge LTD / Domino's Pizza

7901 Research Forest Drive

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

The full committee reviewed this item. Representatives were present to address the committee. The staff provided the committee with a presentation noting the signage request. IT was then moved by Bob Adams and seconded by John Anderson to conditionally approve the Domino's signage request subject to the following:

- Any damage to the façade from the removal of the building sign elements must be repaired to like new condition prior to installation of new approved building sign.
- Reduce the overall scale of "Domino's" (including capital "D", dotted "I", and 's) so that the height of all letters is a maximum of 15" in height per the center signage criteria.
- A variance is approved for logo to be up to 24" in height.
- Refinish the raceway to be color matched to the building brick façade color.
- No other signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation

The motion carried unanimously.

- E. Variance request for two proposed temporary signs that contain church service times and a logo that is not trademarked.

Impact Church of The Woodlands

5401 Shadowbend Place

Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing

The full committee reviewed this item. Representatives were present to address the committee. The staff provided the committee with a presentation noting the temporary signs. It was then moved by Bob Adams and seconded by Bala Iyer to deny as presented and suggest the church revise and resubmit with a proposal for a permanent sign that that complies with the Commercial Planning and Design Standards. Any future proposals will require the review and approval of the Development Standards Committee prior to fabrication and installation. The motion carried unanimously.

- F. Variance request for a directional sign that exceeds the maximum size allowed, contains a business name and logo and includes a message on the back of the sign.

Impact Church of The Woodlands

5401 Shadowbend Place

Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing

The full committee reviewed this item. Representatives were present to address the committee. The staff provided the committee with a presentation noting the temporary signs. It was then moved by Bob Adams and seconded by Bala Iyer to deny as presented and require the owner revise and resubmit a design that complies with the Standards for Permanent Directional Signs, including size and text requirements. The motion carried unanimously.

- G. Variance request for six existing light pole banners that contain a logo that is not registered.

Impact Church of The Woodlands

5401 Shadowbend Place

Lot 0300 Block 0163 Section 0047 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 light pole banners on the following conditions:

- The owner obtains a trademark with either the US Patent and Trademark Office or the Texas Secretary of State within one year of this conditional approval or the banners must be removed.
- The banners are to be maintained in good order and repair.

- Any future modifications to the banners will require plan committee review and approval prior to fabrication and installation.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.

H. Variance request for a proposed restaurant menu board sign that advertises services and events available within the business.

Indian Springs Center / Cellar Twenty Four

6700 Woodlands Parkway, Suite 210

Lot 0200 Block 0499 Section 0000 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 table this item. The motion carried unanimously.

I. Consideration and action for existing outdoor seating.

Indian Springs Center / Cellar Twenty Four

6700 Woodlands Parkway, Suite 210

Lot 0200 Block 0499 Section 0000 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 table this item. The motion carried unanimously.

J. Consideration and action for the proposed color change.

Spirit Filled Celebration Church

6565 Research Forest Drive

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

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the condition the owner provide a construction activity plan showing the extents of the construction staging area that includes location, 6' fencing with green, black or brown screening, materials, dumpsters and portable restrooms. Staging area must not impede fire access lane. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

K. Consideration and action to extend the approval of a temporary parking lot and to allow for the temporary storage of a construction trailer.

JD Warmack Woodlands Limited Partnership

2625 Research Forest Drive

Lots 6305, 6306, 6325 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 move to approve on the following conditions:

- Parking lot extension is approved as submitted for one year and must be renewed for further extensions.
- Construction Trailer is to be neutral in color and is to be located as far from public / private drives as possible within the areas of extents. Southwest corner of parking lot is recommended to maximize existing vegetation as a natural screening.
- Fencing and screening to be installed as per CSC comments issued for the Preliminary Review, dated 07/03/2019.

Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

L. Variance request for a proposed monument sign tenant panel, that may not include the verification of a registered name in compliance with the Standards.

Columbia Texas Grogan's Industrial LP/ Market Street Framing Studio

9391 Grogan's Mill Road

Lot 0210 Block 0599 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 move to approve on the following conditions:

- The owner submits a DBA or Trademark verification of the registered business that matches the name on the sign.
- The owner submits a site plan that shows the location of the monument sign.
- The owner submits updated sign specifications that reflect the current and proposed conditions.
- Must comply with Commercial Planning and Design Standards, including but not limited to, the installation of landscape bed around both monument signs on the property.

The motion carried unanimously.

- M. Variance request for a sign panel that contains a logo that has been verified to be trademarked.

Columbia Texas 2408 Timberloch Industrial LP / Locus Bio Energy Solutions

2408 Timberloch Place

Lot 0320 Block 0547 Section 0006 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to move to approve on the condition the owner registers the logo with either the US Patent & Trademark office or the Texas Secretary of State within one year of this approval or the logo will require removal. No other signs are approved at this time including, but not limited to window vinyl graphics and designated parking signs. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- N. Variance request for a proposed building sign that exceeds the maximum height allowed and is a sub-leased department within the tenant space.

CSHV Woodlands LP/ Marshalls Home Goods

1120 Lake Woodlands Drive

Lot 0675 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 move to approve on the condition the height of the HomeGoods building sign matches the height of the Marshalls building sign. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- O. Variance request for a proposed monument sign package that includes a sub-leased department within the tenant space.

CSHV Woodlands LP/ Marshalls Home Goods

1120 Lake Woodlands Drive

Lot 0675 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 Move to approve on the condition the background of the panels is white and matches the existing panels in accordance with the Shopping Center Criteria. Must comply with Commercial Planning and Design Standards including, but not limited to the maintenance of the existing. The motion carried unanimously.

- P. Consideration and action for a proposed monument sign panel.

Centro NP Holdings 12 SPE LLC / Herreras Mexican Kitchen & Bar

9420 College Park Drive, Suite 300

Lot 0500, Block 0490, Section 0046 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 Bob Adams to Move to approve on the following conditions:

- Existing aluminum panel is to be re-painted "Saddle Brown" after routing, with white acrylic backing for "Herrera's Mexican Kitchen & Bar".
- Monument panel to be installed fit and flush with no visible gaps or fasteners.
- Panel opening to be protected during the retrofitting stage.
- Any damage to the panel frame during installation of new panel must be repaired to like new condition.
- No other signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

Q. Consideration and action for a proposed building sign and monument sign panel.

14-Grn Green Tree LLC Et Al / Phenomenails

10110 Woodlands Parkway, Suite 200

Lot 0300 Block 0458, Section 0046 Village of Sterling Ridge

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

- Building signage returns are to be 4" in depth. All other elements of the building signage are approved as submitted.
- Refurbish existing monument sign. Power wash existing elements and ensure all panels are aligned and flush. Ensure each tenant's signage is in a "like new" condition.
- New monument panel is to match existing in color and is to be installed fit and flush with no visible gaps or fasteners.
- Monument panel opening to be protected during the retrofitting stage.
- Any damage to the panel frame during installation of new panel must be repaired to a "like new" condition.
- Monument panel is to be aluminum, routed with white backed acrylic to match the existing sign panels is approved as presented.
- No other signage is approved at this time. Any additional signage such as door/window vinyl graphics or banners must be applied for and approved by the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
The motion carried unanimously.

R. Consideration and action to relocate a storefront entrance door.

CH Realty VII/R Houston College Park LP

3091 College Park Drive, Suites 123/124

Lot 9051 Block 0555 Section 0000 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 Bob Adams to move to approve on the following conditions:

- New storefront window and door mullion components are to match the current shopping center design and building standards.
- Provide within two weeks of this conditional approval a drawing of the front elevation depicting the proposed revisions to the store front glass. Deviation from the submitted plan will not be permitted.
- Renumber the divided suite accordingly as agreed upon with the landlord. Suite number graphics shall be provided above the entry doors in white die-cut vinyl in the center's standard font and size.

- Windows to be thoroughly cleaned and upper building facade to be repaired to like new condition from the removal of previous tenant building sign and window graphics.
- No exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

S. Consideration and action for the proposed height clearance bar and sign for the ATM drive through.

Compass Bank Houston/ BBVA Compass

4825 Research Forest Drive

Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to Move to approve on the condition the height bar and sign are painted bronze.

Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

T. Variance request for a building sign that has a logotype that is not trademarked, trim cap and return color that do not comply with shopping center criteria and a cabinet with a business clarifier.

Indian Springs at Woodlands Ltd. / Skin Retreat

6777 Woodlands Parkway, Suite 310

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 move to approve on the following conditions:

- "Skin Retreat" is proposed as a logotype and must be registered with the USPTO within one (1) year of this written conditional approval. Failure to register may result in the removal of signage at the expense of the tenant.
- Any damage to the façade from the removal of the previous building sign elements must be repaired to like new condition prior to installation of new approved building sign.
- A variance has been approved for the use of a cabinet sign for the business clarifier "Facials-Waxing-Massage & Day Spa".
- Channel letter returns and trim cap shall be MBCI "Koko Brown" to match center sign criteria.
- All letters within "Skin Retreat" shall have cut-out openings in the letters S, K, R, E and A. A cabinet appearance with vinyl outline on these letters will not be appropriate or approved.
- Illumination Temperature color to match existing center signs.
- No other signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

RESIDENTIAL ITEMS EXHIBIT B

1. Consideration and action for the proposed new home construction.

Gregory L Albert

17 Coralvine Court

Lot 60, Block 02, Section 20 Village of Grogan's Mill

This item was heard in full committee review. The owner was present to address the committee. Affected neighbors were present to hear the item. The staff provided a presentation noting the overall improvements including revisions to the plans as a result of neighbor and committee member feedback during Concept and Preliminary review. It was then moved by Walt Lisiewski and seconded by Bala Iyer to

approve the new home construction on the condition the improvement meets code, pass inspection and follow the conditions of approval for new home construction these include:

The drainage plan sealed by the Professional Engineer:

Must receive a certificate of completion submitted and signed by the Engineer certifying compliance and completion of installation in accordance with the submitted plan.

Erosion and Debris Containment:

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

Tree Protection:

Fencing to provide tree protection must be installed and maintained 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. **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.

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 it's 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.

All improvements must meet code and pass final inspection.

The motion carried unanimously.

2. Variance request for the proposed pool and decking that will exceed the maximum amount of hard surface area allowed.

Gregory L Albert

17 Coralvine Court

Lot 60, Block 02, Section 20 Village of Grogan's Mill

This item was heard in full committee review. The owner was present to address the committee. Affected neighbors were present to hear the item. The staff provided a presentation noting the improvement. It was moved by Walt Lisiewski and seconded by Bala Iyer to approve a variance to exceed the maximum hard surface on the condition the provided the drainage plan is inspected at the time of completion, to ensure drainage on the lot is in accordance with the Standards. Additionally, the pool and related improvements must meet code and pass final inspection. Pool must include a permanent security barrier. In the event the pool is complete prior to the completion of the home, the owner must ensure temporary security barrier fencing is maintained. Temporary 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. The motion carried unanimously.

3. Variance request for the conceptually proposed new home construction with related guesthouse that will exceed the maximum amount of living area allowed according to the Neighborhood Criteria.

Van Blasingame

2601 S Wildwind Circle

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

This item was heard in full committee review. The owner was present to address the committee. Affected neighbors were present to hear the item. The staff provided a presentation noting the improvement. It was moved by Walt Lisiewski and seconded by Bala Iyer to approve the concept plan on the condition the owner submit the following for preliminary of final submission:

- **Complete and comprehensive applications and plans for each improvement. The Final plans must be submitted with the following:**
 - A complete set of sealed drawings in accordance with the standards.
 - **Artist Renderings or a Sample Board** identifying all Material and Colors proposed.
 - **Site plan**
 - **Property Survey** identifying all trees six inches in diameter or greater as measured two feet above grade
 - **A construction timeline** that must include each improvement on the new home construction application and the date of completion specified for each improvement.
 - **Landscape Plans sealed by a Landscape Architect:** The Plan Review Committee and their designee will review landscaping during and after construction to determine any additional plantings in addition to the landscape plan for softening, screening and reforestation.
 - **A drainage plan sealed by a Professional Engineer:** A certificate of completion submitted and signed by the Engineer certifying compliance and completion of installation.
 - The official seal and signature of the Architect of Record, Engineer, and/or Landscape Architect must appear on the final Plans.
- **Fencing requirements**
 - Erosion and Debris Containment Fencing**

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. Installation will be required prior to demolition
 - Tree Protection Fencing**

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.

Construction Fencing

Construction fencing must be installed around the demolition area and allow for an access route if tractors or other machinery are to be used in the work. Perimeter fencing must be installed as a six (6) foot tall chain link protective fence with green screen material, located around the perimeter of the site but not beyond the property line. Protective fencing must remain in place throughout the construction process and until the final inspection report is received or by the Plan Review Committee or it's designee for requests for removal prior to the final permit.

Temporary Security Barrier Fencing (as applicable)

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.

The motion carried. John Anderson was not present for the vote.

4. Consideration and action for the proposed swimming pool with related spa, fire pit and pool decking that were submitted for conceptual approval with the new home construction.

Van Blasingame

2601 S Wildwind Circle

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

This item was heard in full committee review. The owner was present to address the committee. Affected neighbors were present to hear the item. The staff provided a presentation noting the improvement. It was moved by Walt Lisiewski and seconded by Bala Iyer to approve the conceptual proposal for a swimming pool and spa on the condition the owner submit a final comprehensive application in accordance with the Residential Development Standards and the final submission is on accordance with the Hard Surface and Water Surface area requirement as described in the Standards and depicted in the conceptual plan. The Plan Review Committee or its designee will determine requirements for Drainage plans, landscaping requirements or other conditions of approval at the time of final submission for review and action. The motion carried. John Anderson was not present for the vote.

5. Variance request for a concept garage addition, that was not considered to be architecturally compatible and may have an impact on adjacent neighbors, when viewed and acted upon by the Residential Design Review Committee.

Jean-Marc Pivert

38 Skyflower Drive

Lot 10, Block 03, Section 22 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 Bala Iyer to table the item. The motion carried unanimously.

6. Variance request for a tree removal.

John and Julianne Gilliland

26 Crescent View Court

Lot 26, Block 03, Section 29 Village of Panther Creek

This item was heard in full committee review. The owner was present to address the committee. Affected neighbors were present to hear the item. The staff provided a presentation noting the tree. The owner discussed his concerns and needs for his family. It was moved by Walt Lisiewski and seconded by John Brown to deny the variance as presented and affirm the Residential Design Review Committee's action to require the owner obtain a certified arborists report to determine any concerns or hazards with the tree. The motion carried unanimously.

7. Variance request for a tree removal.

George & Sherry Michie

7 Deer Lake Court

Lot 13, Block 06, Section 28 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 Bala Iyer to approve as presented and identify that the owner's recent plantings meet the requirements for replants. The motion carried unanimously.

8. Variance request for the removal of one tree near the property line to rebuild a fence.

Michael and Lexie Swistak

6 Kittiwake Court

Lot 22, Block 01, Section 23 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 Bala Iyer to deny the variance request and require the owner modify the location of the fence to jog around the tree in accordance with the Residential Development Standards.

9. Variance request for an existing color change that was not found to be compatible with the neighborhood when viewed and acted upon by the Residential Design Review Committee.

Gloria & Francisco Costa

18 N. Circlewood Glen

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

This item was heard in full committee review. The owner was present to address the committee. The staff provided a presentation noting the color of the home. The committee shared their concern with the owner's that the color should have been applied for first prior to painting the home. It was then moved by Walt Lisiewski and seconded by John Anthony Brown to deny the variance request as presented, affirm the Residential Design Review Committee's action and require the owner seek to obtain a permit for a more muted trim color. Application for a new color change must be submitted within 30 days. The motion carried unanimously.

10. Variance request for a proposed color change that was not found to be compatible with the neighborhood when viewed and acted upon by the Residential Design Review Committee.

Matthew Nicholas

17 Linnet Chase Place

Lot 84, Block 02, Section 03 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 Bala Iyer to approve as presented. The motion carried unanimously.

11. Variance request for a proposed driveway widening and steps that would exceed the maximum width allowed and encroach into the easement.

Robert Dubrul Jr

46 Bellweather Court

Lot 10, Block 01, Section 46 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 Bala Iyer to approve on the condition the owner meets code and passes final inspection. Additionally the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Owner must maintain the existing vegetation on the front yard that softens and screens the view of the driveway from the street. The motion carried unanimously.

12. Variance request for the proposed driveway widening that will exceed the maximum width allowed.

Thomas and Glenda Hudson

7 Roseling Road

Lot 04, Block 03, 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 Bala Iyer to approve based on the updated plans to mark the proposed widening on the condition the owner maintain the existing vegetation to the right-hand side of the proposed widening, to soften and screen the view. Approval by his committee does not constitute approval by any other entity it is the owner's responsibility to obtain those approvals. The motion carried unanimously.

13. Variance request for a driveway widening that will exceed the maximum amount of hard surface allowed.

Carlos E Araujo

7 Lazy Morning Place

Lot 27, Block 03, Section 01 Village of Indian Springs

The full committee heard this item. The staff provided the committee with a presentation noting the location of the improvement. It was moved by Walt Lisiewski and seconded by John Brown to deny the variance as presented and suggest the owner revise the plan to meet the Residential Development Standards by extending the driveway to meet 16 feet across as defined in the staff alternate proposal. Also, plant vegetation to soften and screen on the right side. The motion carried unanimously.

14. Consideration and action regarding an existing light and determination if it complies with the Residential Development Standards.

Glenn E Wright

19 Morning Forest Court

Lot 09, Block 01, Section 19 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 Bala Iyer to withdraw this item. The motion carried unanimously.

15. Consideration and Action for the conceptually proposed screened pool enclosure that would be located beyond the ten-foot rear building setback as established by the Development Criteria for the lot.

Lowe Family Living Trust

31 Somerset Pond Place

Lot 29, Block 01, Section 48 Village of Cochran's Crossing

Lot 09, Block 01, Section 19 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 Bala Iyer to approve as presented and require the improvement meets code and passes final inspection. The motion carried unanimously.

16. Variance request for a proposed fireplace that will be located beyond the 25-foot rear building setback.

Michael Seiler

318 S Silvershire Circle

Lot 21, Block 01, Section 43 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 Bala Iyer to approve the proposed fireplace on the condition the owner plant and maintain native evergreen vegetation to the rear of the improvement to soften and screen the view. Staff to verify the completion of the plantings to be in compliance with the committee's action. Additionally, the improvements must meet code and pass final inspection. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

17. Variance request for an existing attached patio cover that was installed without a permit or sealed plans.

Will Horner

11 Barnstable Place

Lot 14, Block 03, Section 06 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 Bala Iyer to approve as presented on the condition the improvement meets code and passes final inspection. The owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the residential Development Standards.

18. Variance request for a proposed fence repair and replacement in the same location, that is located beyond the owner's lot in the Open Space Reserve.

Virgil Yoakum

1 Noontide Court

Lot 01, Block 01, Section 19 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 Bala Iyer to approve as presented. The motion carried unanimously.

19. Variance request for existing paving that encroaches into the five-foot side yard easement.

Mark S Hecker

131 S Copperknoll Circle

Lot 10, Block 02, Section 27 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 Bala Iyer to approve 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. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The committee reserves the right to request removal of a portion of the pavers in the reserve, in the event a complaint is received or impact to an adjacent property occurs. The motion carried unanimously.

20. Variance request for an existing detached storage building that exceeds the maximum height allowed for sheds made of plastic.

Gabe and Marylou Rodarte

10 Bellbird Court

Lot 11, Block 06, Section 25 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 Bala Iyer to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed from the property when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair and requires removal. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

21. Variance request for the proposed balcony replacement that would encroach into the 25-foot rear building setback.

Jenny Uresti

17 Maystar Court

Lot 43, Block 01, Section 17 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 Bala Iyer to approve on the following conditions:

- Owner to submit to staff final sealed plans by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), The Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.).
- Submit a signed qualified inspector list and compliance deposit.
- The improvement must meet code and pass final inspection.

- Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

22. Consideration and action for the home business renewal.

David and Alana Ashley
11613 Timberwild Street

Lot 31, 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 Bala Iyer 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.

23. Consideration and action for a home business.

Rennie van Wyk
45 W Wedgewood Glen

Lot 36, Block 01, Section 11 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 Bala Iyer 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.

24. Variance request for a fence that is not setback three feet from the front façade of the home.

Alejandro Vergara
3 Dellforest Court

Lot 50, Block 02, Section 09 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as presented.

25. Variance request for driveway that will exceed the maximum width allowed.

John Lund
10 Cape Chestnut Drive

Lot 05, Block 01, Section 06 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 Bala Iyer to approve on the condition the owner plant and maintain one fifteen-gallon native evergreen tree anywhere in the front yard.

26. Variance request for a front yard deck that will encroach past the twenty-foot building line.

Mark & Melinda Staples
132 W Woodstock Circle Drive

Lot 81, Block 01, Section 02 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition the decking and rails must remain the natural wood color and the owner must plant and maintain native evergreen vegetation in a landscaped bed at the front of the decking to soften the view to the street.

27. Consideration and action for a short-term rental home business.

Sophia Mullins

90 Sandpebble Drive

Lot 43, Block 03, Section 01 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 Bala Iyer to table this item. The motion carried unanimously.

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

Carl Nece

85 Yewleaf Drive

Lot 03, 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 Bala Iyer 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.

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

Gary Beauchamp

16 Green Haven Drive

Lot 06, Block 03, Section 20 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 Bala Iyer 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.

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

Terry Calhoun

15 Meadowfair Court

Lot 20, Block 02, 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 Bala Iyer to table this item. The motion carried unanimously.

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

David Rangel

7 E Stony Bridge Circle

Lot 62, Block 01, Section 10, 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 Bala Iyer 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.

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

Bradley A Higgins

35 S Stony Bridge Circle

Lot 55, Block 01, Section 10, 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 Bala Iyer 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.

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

Florencia Hassey

46 Lush Meadow Place

Lot 21, Block 03, Section 19, Village of Cochran's Crossing

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

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

Benjamin Benedict

51 Lavender Haze Court

Lot 03, Block 02, Section 37, 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 Bala Iyer 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.

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

Alanna Williamson

54 Quiet Oak Circle

Lot 52, Block 02, 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 Bala Iyer 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.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF July 10, 2014

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
CAROL ALBERT	DUNTER	17 BEECHVIEW CT	1 & 2	4:45	<i>[Signature]</i>
KARL VETTEL	URESTI	17 MAPSTAR		4:45	<i>[Signature]</i>
Jim BEASER	Domino's	7901 RESEARCH FOREST	D	4:45	<i>[Signature]</i>
Megan Robbins	VISTA Management	for Dominos 1117 Eldridge NORWATER	D	4:45	Megan Robbins
Melinda Wilson	neighbor	12 Carolina Ct	1 & 2	4:55	Melinda
Candy Confi	Bohmerer	40 Bellweather	11	4:59	<i>[Signature]</i>
Alicia Nicholas	owner	12 Lynnet Chase Pl.	10	5:01	<i>[Signature]</i>
Swistak	owner	10 Keithwake Ct.	8	5:02	<i>[Signature]</i>
Tom Gilliland	owner	26 Sycamore	6	5:06	<i>[Signature]</i>
Sarah Stephens	owner	6565 RESEARCH FOREST	1	5:06	<i>[Signature]</i>
Tom Cleary	Architect	WILDWOOD	3 & 4	5:00	<i>[Signature]</i>
Tom Hudson	Self	7 PENDING PL	12	5:00	<i>[Signature]</i>

DEVELOPMENT STANDARDS COMMITTEE MEETING OF July 10, 2019

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
DENISE STILLWAGON	304 TERRY ST THE KOPFS	304 TERRY CT THE WOODS, TX	B	4:40	Denise Stillwagon
BOB BRIDGER	✓	✓	-	✓	-
Don Von	✓	✓	✓	✓	Don Von
Heinz Schmidt	✓	✓	-	✓	Heinz Schmidt
LYSA SOLANO	BRIXNOR	College Road Dr.	R	2:47	Lysa Solano
DAVID STED	Army	College Park Dr.	R	2:47	David Sted
MARK STAPLES		132 W. WOODSTOCK	26	4:49	Mark Staples
BOB HRTBHR	ALBERT	17 Oaklawn		5:00	
Zack Lodge	SELF	31 Somerset Blvd Pl	15	4:45	Zack Lodge
Aimee Eversole	client	46 Bellwether Ln	11	4:59	Aimee Eversole
POB DICKSON	CONFERENCE	17 GRAMM LN	142	5:00	POB Dickson
Mike Seiler	ME	310 S. Silvers	16	5:00	Mike Seiler

