

Development Standards Committee

August 7, 2019 at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

MINUTES

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

Staff Present: Kimberly McKenna and Chris Feist

I. Welcome/Call Meeting to Order.

The meeting was called to order by Chairperson Walt Lisiewski at 5:02 p.m.

II. Consideration and action regarding the minutes of the meeting June 28th and July 10th and 24th, 2019.

The committee reviewed the minutes. It was moved by Arthur Bredehoft and seconded by John Brown to approve the minutes of the meeting of June 28, July 10th and 24th, 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 5:16 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 5:49 p.m.

V. Consideration and Discussion of the Residential Development Standards.

The committee identified the Public Forum and the feedback received. They noted the revisions to the Standards and the inclusion of Short-Term Rental Standards. No further action was taken.

VI. 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 E, F, H, I, J, K, L, M, N, O, P, Q, R, S, T& U, and Residential Items 3-5, 7-16.

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. The motion carried unanimously.

It was then moved by Arthur Bredehoft and seconded by John Brown to approve the Residential Summary List in Section VII as presented by staff recommendation. The motion carried unanimously.

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

A. Consideration and discussion regarding chiller yard noise concerns.

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. The committee reviewed the information received from the staff by the affected neighbors as well as the information from the representatives present from Trinity Episcopal. It was then moved by Walt Lisiewski and seconded by Bob Adams to take no further action on this item and consider the matter resolved. The motion carried unanimously.

- B. Consideration and action for the proposed exterior renovation that includes decking, seating areas, walkway modifications, artificial turf and other landscaping and is proposed to be used for reoccurring temporary events.

CSHV Woodlands LP

1700 Lake Woodlands Drive

Lot 7100 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The committee reviewed the presentation from the staff as well as the information provided by the representatives for 1700 Lake Woodlands Drive. It was then moved by Robert Heineman and seconded by John Anderson to conditionally approve the proposed improvements as a concept and require the owner revise and resubmit based on the following conditions:

- The proposed permanent improvement of a pedestrian landscaped area is disapproved and will need to be revised and resubmitted to the committee for review and approval.
- Provide an official schedule for when public and/or private events will be held within the new pedestrian experience area.
- The project contractor shall work with the property management to repair and repaint the facade where the existing pergola on-site is to be demolished. New Pinecroft color scheme is to be matched.
- Three trees in the northwest corner of the project area are to be protected from construction. If any of the three trees are severely damaged or killed during or in a short time after construction the affected tree shall be removed and replaced with a similar size specimen tree.
- Provide a color sample board to depict all hardscape materials to include but not limited to concrete, wood details, fixtures, metal grates, rock, etc.
- Provide cut-sheets for all new exterior lighting. New lighting output and color temperature shall closely match existing Pinecroft exterior lighting.
- Revise cut sheets for exterior furniture (tables, chairs, umbrellas) to include information about furniture construction materials and color selection. No signage is to be installed on the furniture or umbrellas.
- Provide construction details and finishes for the proposed deck bench and elevated wood deck.
- Event fence layout shall not extend past the extents of the project area. Revise and resubmit event fencing plan extents and details to utilize a permanent concrete embedded sleeve for posts.
- Food Truck gate is to be increased in height to screen a food truck vehicle. Consider a faux green-wall gate finished on both sides with a high-quality vegetation option. Submit the final elevations, materials, and finish selection for review and approval.
- Submit all proposed signage for review and approval.
- Submit cut-sheets and colors for all additional site accessories such as trash receptacles.
- Approval would be considered for 6 events and the committee would then reevaluate the area for event settings after the trial 6 events occurred.
- Must comply with the Commercial Planning and Design Standards.
- Final submission to be reviewed by the Community Standards committee and The Development Standard Committee or their designee.

The motion carried unanimously.

- C. Variance request for an existing monument sign that displays the entire street address includes suite numbers and has more than one tenant name on a single panel.

Tridan II LLC

3606-3608 Research Forest Drive

Lot 0210 Block 0547 Section 0999 Village of Research Forest

This item was heard by the full committee. The committee reviewed the presentation from the staff. The owner was present. It was then moved by Robert Heineman and seconded by John Anderson to deny as presented and require the owner revise and resubmit in accordance with the following:

- Tenant panels are to be individual and suite numbers are to be removed.
- Text is to be centered on the individual panel.
- Modify sign to include four equal sized tenant panels.
- Allow entire street address.
- All fasteners must be concealed.
- All future modifications must be applied for and approved by the Development Standards Committee prior to fabrication and installation.

Must comply with Commercial Planning and Design Standards including, but not limited to the installation of a landscape bed. The motion carried unanimously.

- D. Variance request for an existing interior tenant monument sign that includes a logo that is not trademarked and exceeds the maximum size allowed.

Tridan II LLC / Element Chemicals

3606 Research Forest Drive, Suite 300

Lot 0210 Block 0547 Section 0999 Village of Research Forest

This item was heard by the full committee. The committee reviewed the presentation from the staff as well as the information provided by the representatives Tridan II LLC. It was then moved by John Anderson and seconded by Bob Adams to approve as presented on the following conditions:

- The variance is allowed for the logo to be 13% of the size of the message area.
- The logo/name is required to be registered and trademarked with either the US Patent and Trademark Office or the Texas Secretary of State within one year of the date of this approval or the logo will have to be removed from the sign at the tenant's expense.
- All future modifications must be applied for and approved by the Development Standards Committee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards including, but not limited to the maintenance of the existing landscape bed.

The motion carried unanimously.

- E. Variance request for an existing interior tenant monument sign that includes a logo that exceeds the maximum size allowed.

Tridan II LLC / IMCD

3606-3608 Research Forest Drive, Suite 400

Lot 0210 Block 0547 Section 0999 Village of Research Forest

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

- All future modifications must be applied for and approved by the Development Standards Committee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards including, but not limited to the maintenance of the existing landscape bed.

The motion carried unanimously.

- F. Variance request for the existing entry door that does not comply with the shopping center criteria.

Indian Springs at Woodlands LTD / Sakekawa

6777 Woodlands Parkway, Suite 200

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

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

- Custom doors shall be limited to a tenant's primary entry door(s).
- Custom primary entry doors to be refinished black and maintained for a like-new appearance. (completed)
- Primary entry door trim to be refinished red and maintained for a like-new appearance. (completed)
- New lower door sweeps to be installed (completed)
- Hide power cable from the hanging open sign.
- All unapproved window graphics and paper notices recently removed must remain off the storefront.
- Allow a temporary variance and consent to delay enforcement of the second building sign written in traditional Japanese wording defined as "Salmon River" also described as "Sakekawa" above the primary entry doors provided the owner remove the sign when the tenant no longer occupies the tenant space. A second sign will not be permitted per the center criteria or The Woodlands Standards for any future tenant.

The motion carried unanimously.

- G. Variance request for the proposed rear door and extension of an existing access ramp that encroaches into the forest preserve.

Haidar Estates LLC/ Right Next Door Design

9940 Woodlands Parkway Suite 300

Lot 9940 Block 0078 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. The committee reviewed the presentation from the staff as well as the information provided by the representatives for Right Next-Door Design. It was then moved by Robert Heineman and seconded by John Anderson to conditionally approve a variance on the condition the owner submit a landscaping plan to screen the view of the ramp from the adjacent pathway. The committee suggested the owner look into a screening wall or green screen wall to install. The staff can review the landscaping plan submission for review and verification of compliance with the Committee's conditions of approval. The motion carried unanimously.

- H. Variance request for sidewalk sign used to advertise 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 heard by the full committee. It was then moved by Robert Heineman and seconded by John Anderson to table this item to a future meeting. The motion carried unanimously.

- I. Consideration and action for 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 heard by the full committee. It was then moved by Robert Heineman and seconded by John Anderson to table this item to a future meeting. The motion carried unanimously.

- J. Variance request for the proposed sign package that includes a building sign with flat cut letters and two monument panels.

Haidar Estates LLC/ Right Next Door Home Décor & Gift Boutique

9940 Woodlands Parkway, Suite 300

Lot 9940 Block 0078 Section 0046 Village of Sterling Ridge

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

- All building signage shall be individual aluminum reverse lit channel letters painted white. Second row of copy "Home Décor & Gift Boutique" not required to be illuminated.
- Center the building sign vertically between the two façades reveal lines and horizontally on the message area tower.
- Returns to be 4" white aluminum; Aluminum letter faces to be white.

- Standoffs between wall and channel letters shall be limited to 1.5 inches.
- Building LED illumination to be approximately 6500K temperature.
- Revise layout of text on monument sign to increase visibility for "Right Next Door" by removing the business clarifier "Home Décor & Gift Boutique" and increasing the size of "Right Next Door". Leave space around the edge of the panel similar to "Plush Nail Bar".
- Monument Panel background color to match color of other panels.
- All fasteners and hardware to be concealed from view.
- Provide new monument panel proof two (2) weeks of this written conditional approval.

The motion carried unanimously.

K. Consideration and action for the addition of antennas and equipment to the existing cell phone tower.

Crown Castle GT CO LLC

1090 Lake Front Circle

Lot 0901 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 approve subject to the following:

- All new T-Mobile ground equipment to be installed on equipment pads or inside existing on-site equipment rooms. No new cabinets or bridges are to be added at ground level.
- Any new optical wiring from new tower equipment shall be concealed within tower and ran on existing bridges.
- New equipment to be installed on new mounting platform on tower not to exceed 144' elevation. Existing T-Mobile antennas (6) to be reinstalled.
- Work platform being proposed to include walkway hand rails for safety. Typical cell equipment shall be mounted exterior to the hand rails to negate the visibility of the handrails.

The motion carried unanimously.

L. Considering and action for the existing shade structure.

Trinity Episcopal Church

3901 S. Panther Creek Drive

Lot 0280 Block 0045 Section 0007 Village of Panther Creek

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

- The Structure must be kept in good order and repair.
- Any future additions or modifications to the playground area must be applied for and approved by the Development Standards Committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

M. Consideration and action for two existing storage sheds.

Affluence Group, LLC / Sakekawa Japanese Sushi & Steak House

4221 Research Forest Drive

Lot 6567, Block 0547, Section 0999 Village of Research Forest

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

- The existing storage sheds shall be lowered in their current position so that they are not visible above the dumpster enclosure from any vantage point.
- Applicant is to install shrubs in areas as indicated around the perimeter of the storage sheds to further screen the sheds from public view at any vantage point.
- All new plants are to have permanent irrigation concealed from public view.

- No exterior lighting is to be added. Any lighting improvements must be submitted for review and written approval by the committee prior to purchase or installation.
- No other structures are to be constructed on-site. Any requests for permanent improvements to this property shall be submitted for review and written approval by the committee.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

N. Consideration and action for the proposed roof update.

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 the roof installation in accordance with the manufacturer's specifications. Should a construction staging area be required, the construction activity plan must show the extents including 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.

O. Consideration and action to amend the shopping center's Development Criteria regarding entry doors.

Indian Springs at Woodlands LTD / Indian Springs Shopping Center

6777 Woodlands Parkway / 10807 Kuykendahl Road / 10777 Kuykendahl Road

Lots 0500, 0511, 0512 Block 0592 Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the amendment to the shopping center development criteria as follows:

Revise Section K. Tenant Doors:

- Custom doors and hardware for a signature statement and to identify and articulate the storefront may be requested to be considered on a case-by-case basis. Custom doors shall be limited to a tenant's primary entry door(s). Indoor/outdoor swing type doors are encouraged at patio seating.
- Custom primary entry door(s) and hardware are to be of high-quality materials and construction. Tenant's primary entry door(s) may be full glass, custom wood and/or metal, or wide metal frame type. Custom hardware must match the articulation and character of the door(s) and business.

The motion carried unanimously.

P. Consideration and action for the replacement of two HVAC units.

Bank One National Assoc. / JP Morgan Chase Bank NA

10665 Kuykendahl Road

Lot 0502 Block 0592 Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve subject to the following Existing 7.5 Ton HVAC units shall be replaced with similar units (6 ton and 7.5 ton). Specification data concludes the size of old and new units are similar and that overall operational noise output is less than the existing units.

- The new HVAC units shall be installed in the same location as existing with existing wires, conduit, and disconnect boxes to be used.
- No changes to the concrete slab(s) are required per submittal. Any additional concrete is not permitted to be installed without the review and consent from the committee.
- No plants are to be removed. If any plants require trimming for installation access, contact a DRC Representative to review the extent of trimming.
- Add screening to the west side of units to include shrub and ground cover vegetation to conceal HVAC units from public view, on and off of the property.

- The committee reserves the right to require modifications to the improvement in the event objectionable noise or other impact is identified by the committee or as a result of a complaint.
- Must comply with the Commercial Planning and Design Standards, including, but not limited to, the allowed Construction Hours.

The motion carried unanimously.

Q. Consideration and action for the proposed pathway, concrete bridge, landscaping and drainage modifications.

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 approve as presented on the condition installation is in accordance with the approved plans. This approval of this committee does not constitute the approval of any additional entities such as the county. It is the owner's responsibility to obtain those approvals. Should a construction staging area be required, the construction activity plan be submitted prior to the issuance of the permit and must show the extents including location, 6' fencing with green, black or brown screening on the exterior, 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.

R. Consideration and action for the proposed building sign.

2978 Colonnade Group LP / Woodlands Ballet Theatre

30420 FM 2978 Suite 480

Lot 0110 Block 0458 Section 0046 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 Bob Adams to approve on the following conditions:

- "Woodlands Ballet" is approved as submitted, reverse lit aluminum individual channel letters with white faces and returns.
- "Theatre" shall be reverse lit aluminum individual channel letters with white faces and returns, similar to recently conditionally approved "Folk Portrait".
- Overall combined signage height not to exceed 42 inches.
- 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 signage.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage (to include window graphics) must be submitted for review and written Committee approval prior to fabrication and installation.
- Approval by this committee does not constitute approval by any other entities. It is the responsibility of the owner to obtain those approvals, including any potential approvals for the use of "The Woodlands" within the business name.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

S. Variance request for a sign package for two Building and two Monument Signs. The building signs incorporates an aluminum panel and one of the monument signs contains the street address numbers on the sign that is not located on the street identified in the street address.

Ho Family Trust / Jiffy Lube Multicare

6770 Woodlands Parkway

Lot 0400 Block 0592 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 deny as presented and require the owner revise and resubmit in accordance with the following:

- The use of vinyl on aluminum panel is not permitted. "Multicare" shall be individual ¼ inch aluminum letter forms painted white to match "Jiffy Lube" letter face, pin mounted to façade. Illumination of "Multicare" is not necessary.
- "Jiffy Lube" stacked over "Multicare" not to exceed 36" in total height.
- Reduce "Multicare" in scale to allow more space between letter copy and bottom edge of panel.
- Clean monument sign to like new condition and add landscape bed with permanent, concealed irrigation system surrounding monument sign.
- Remove address numbers from interior sign.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage (to include window graphics) 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.

T. Variance request for the removal of a portion of the forest preserve and request for the proposed removal of additional portions the forest preserve along Forest Crossing Drive.

KCP RE LLC / KinderCare Learning Center

9005 Forest Crossing Drive

Lot 4500 Block 0051 Section 0999 Village of Research Forest

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

- Applicant has cleared 170' feet of mid-growth within Forest Preserve without approval, and on January 30, 2019 owner was directed to cease additional clearing.
- Applicant is not approved to clear an additional 140' feet of mid-growth within Forest Preserve.
- Applicant is to install supplemental mid-growth vegetation to bring forest preserves within compliance with The Woodlands Commercial Planning and Design Standards. New plantings are to be on the standards approved planting list and installed at the correct density. Plants shall be of an advanced maturity stage in their growth upon installation to provide immediate screening from the street view. Plantings must be completed within 60 days.
- All new plants are to have permanent irrigation concealed from public view.
- Install pine straw mulch in all Forest Preserves receiving new plantings.
- Monument sign requires a landscape bed with permanent, concealed irrigation system per the standards.
- Consider building-mounted security cameras that should deter on-site parking lot theft, stated as being an issue of concern. If the applicant wants to add security cameras, these must first be submitted to the committee prior to purchase and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

U. Variance request for the removal of mid-growth of the forest preserve including two dead trees.

Sabra Texas Holdings LP / Nexus Health Systems

9182 Six Pines Drive

Lot 1300 Block 0350 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 deny the variance on the following conditions:

- Any unauthorized alteration, deforestation, clearing or pruning of Forest Preserve vegetation without first being submitted and approved may result in legal action.
- The review committee, in this case, has disapproved the action of the applicant clearing mid-growth vegetation within the Forest Preserve.
- All appropriate action must be taken by the applicant to preserve and further enhance the existing natural forest. Areas that are of poor quality (replace two dead trees), non-existent, or that have been damaged (such as mid-growth clearing) must be reforested with native varieties as needed to maintain Forest Preserve requirements

(density) as defined in The Woodlands Commercial Planning and Design Standards, section 5.6 Forest Preserves /Setbacks.

- Newly planted vegetation in the reforested areas of the Forest Preserve shall be irrigated with a permanent, concealed irrigation system.
- Re-plant area to the right of the building devoid of landscaping, as per the approved landscape plan. Submit a new landscape plan within 30 days for review prior to new plantings being installed if an existing plan is not available.
- Recommend to add security cameras to increase security and visual access of parking lot for Nexus staff. Security cameras are to be submitted for review and written approval and if approved are to be installed and painted to match the substrate to which they are attached.

The motion carried unanimously.

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

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

Jason M. & Jeanette R. McMullen

173 Linton Downs Place

Lot 20, Block 2, Section 34 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 John A. Brown and seconded by Arthur Bredehoft to grant the applicant an additional 30 days to cure the violation and then if not cured to proceed to the 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 an approved pool security barrier – passing inspection for fence or another type security barrier)** 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. The motion passed unanimously.

2. Consideration and action for the approved rehearing from 35 Lucky Leaf, regarding the pool house at 39 Lucky Leaf, that was conditionally approved at the Development Standards Committee meeting on January 9, 2019.

Sivakumar Subramanian

39 Lucky Leaf Court

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

This item was heard by the full committee. The staff provided a presentation of the improvements and the owner and adjacent neighbor were there to address the committee. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the improvement on the condition that improvements must meet code and pass final inspection. Owner must plant and maintain native evergreen vegetation at a minimum of 3 – 30-gallon native evergreen trees. One tree is to be placed on the owner's lot and two trees are to be placed on the neighbor's lot; and 2 – 30-gallon shrubs to soften and screen view of improvement from adjacent property and street. Staff will perform a site visit to determine if the plantings are consistent with the committee's actions. Improvements must not halt, or materially impede drainage as defined in the Residential Development Standards. John Brown abstained from the item. The motion carried.

3. Consideration and action to amend the home business conditions of approval

Jamie Kramer

15 Mellow Leaf Ct

Lot 22, Block 02, Section 18 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 Brown to approve the modified conditions of approval to allow the Home Business under the following conditions:

1. **Operating Hours for the Home Business** are scheduled as needed on the condition the owner will still communicate with the neighbor on the dates once set. See schedule details below.
2. All lessons should be no greater than 30 minutes of instruction.
3. No lessons should occur during the lunch hour of 12:30 am- 1:30p.m.
4. All parking related to the home business must be located in the homeowner's driveway. No parking on the street is allowed in conjunction with the business.
5. Lesson make-up days due to inclement weather are restricted and only allowed when email notification is submitted to adjacent property owner, notifying the owner of the makeup lessons outside of the noted schedule. You can reach the owner at virginia.arenz@gmail.com
6. Lesson scheduling for infant to young toddler aged children will be given preferred morning scheduling.
7. Instruction is to occur within the following schedule:
 - a) Remainder of 2019 & in 2020 April- August Hours are from 11am--4pm.
 - b) No lessons scheduled over observed Holidays
8. Lessons may not be scheduled in consecutive weeks.

The motion carried unanimously.

4. Consideration and action for street right-of-way improvements on the cul-de-sac island.

Josh Wendell

Acorn Cluster Court

Lot 00, Block 02, Section 35 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 Brown to table this item to allow for the necessary information to be reviewed and inspected by MUD for the water line before DSC action. The motion carried unanimously.

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

Boyd and Julie Moore

31 Misted Lilac Place

Lot 50, Block 01, 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 John Brown to table this item to allow the owner to attend. The motion carried unanimously.

6. Variance request for an existing fence that was built with the construction side facing outward from the lot and visible from the adjacent street right-of-way.

Carol Reams

15 Crested Cloud Court

Lot 11, Block 01, Section 51 Village of Grogan's Mill

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the variance as presented and require the owner modify the fence to comply with the Residential Development Standards. The motion carried unanimously.

7. Variance request for an existing fence that was built with the construction side facing out from the lot without the prior written consent of the neighbors.

Amy McDaniel

2112 W Lacey Oak Circle

Lot 17, Block 09, Section 03 Village of Grogan's Mill

DSC Draft Minutes 08-07-19

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

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the fence on the condition we do not receive any objections from the adjacent neighbors and all portions of the fence that are oriented construction side out, may not be visible from any street or adjacent road right of way. In the event a portion does become visible, it will be the owner's responsibility to modify the fence in order to comply with the Residential Development Standards. The motion carried unanimously.

8. Variance request for 2nd story balcony repair that includes a storage shed that serves as the support to the balcony and was installed without the required sealed drawings.

Jose Moyano

91 South Wavy Oak Circle

Lot 19, Block 06, Section 07 Village of Panther Creek

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve on the condition the second story balcony meets code and passes final inspection. The owner must ensure placement of the improvement does not halt or materially impede drainage. Any additional improvements on the balcony, such as lighting, must comply with the Standards. The motion carried unanimously.

9. Variance request for a home business that includes persons who travel to and from the home in connection with the business.

Jason E Rice

235 E Rainbow Ridge Circle

Lot 17, Block 02, Section 01, Village of Cochran's Crossing

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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.
- Parking is not in accordance with the Standards.
- The Business does not adhere to the conditions of approval
- At the discretion of the Plan Review Committee.

The motion carried unanimously.

10. Variance request for the existing trim color that is not in keeping with the Neighborhood Criteria requirement for consistent light-colored trim.

Patricia Hamberg

1771 Berryview Court

Lot 35, Block 01, Section 62 Village of Grogan's Mill

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve as presented and require the owner sign a memorandum of agreement noting that the owner will repaint the trim in accordance with the Criteria if the neighborhood criteria still requires a light trim color at the time of the owner's sale or transfer title of the home. The owner will be required to modify the trim in accordance with the criteria. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

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

Ginger Blair

2 Edgewood Forest Court

Lot 51, Block 01, Section 16 Village of Panther Creek

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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.

12. 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 heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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.

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

Francisco Costa

42 S. Circlewood Glen

Lot 21, Block 02, Section 09 Village of Panther Creek

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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.

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

Martin Barbosa

75 Indian Clover Drive

Lot 22, Block 01, Section 11 Village of Panther Creek

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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.

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

Nishantha Weeratungage

35 Fire Flicker Place

Lot 08, Block 14, Section 01 Village of Indian Springs

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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.

Kathryn Beck

15 Camberwell Court

Lot 24, Block 02, Section 42 Village of Grogan's Mill

This item was heard by the full committee. The staff provided a presentation of the improvements. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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.

IX. Public Comments

There were no public comments.

X. Member Comments

John Brown informed the committee and staff that he would be unable to attend the August 21, 2019 meeting.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

There being no further business it was moved by Walt Lisiewski and seconded by John Brown to adjourn the meeting at 7:51 p.m. The motion carried unanimously.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 8/17/19

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
TERRI TYRRELL	observe				
Bob Koys			B	4:58	Bob Koys
Crystal Donohue			T	4:58	Crystal Donohue
Jeanette McMullen		173 Linton Downs Pl The Woodlands TX 77352	1	4:58	JM Miller
Virginia Frenz		15 Mellowleaf	3	5:00	V Frenz
Yuefan Li			F.M	5:00	Yuefan Li
Hui Huang			F.M	5:00	Hui Huang
David ABT	Neighbor	35 Lucky Leaf Ct	2	5:00	David ABT
Nancy Corbin		39 Hedgerow Ct.	2	5:00	Nancy Corbin
Jason Rice		935 E Rainbow Ridge	9	5:09	Jason Rice
Sarah Stephens	Celebration	10505 Reservoir Forest	N	5:14	Sarah Stephens
Diane & Barry		observe			Diane & Barry

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

8/17/19

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
SCOTT FRILKA	TRIMMYS Episcopal Church	3901 S. PASTORAL CENTER THE WOODLANDS 77397	A.	4:42	[Signature]
ERNEST GALLEGOS	" " "	" " "	A.	4:42	[Signature]
James Kramer	JAMES AGUEY	15 Mellowleaf Ct	3	4:46	[Signature]
Colleen Suberwinski			2	4:50	
Peter Bayer	Shiva's Colleen	39 Lucky Leaf Ct	2	4:50	[Signature]
MICHAEL HAYES	TRIDAN LLC	3606 RESEARCH FOREST	C,D,E	4:50	
Gary Giles	Hume Expo Shawano Ham. dog y Heart man	94 S. IVANGUARD Patterson	-	4:50	[Signature]
Susan Mazewski		1600 CALAWO	B	4:50	
Barbara Bates					
Bunny McLeod	Wulfe & Co.	1600 Lake Woodlands B	B	4:55	[Signature]
KATHY WILDMAN	Wulfe's Co.	1600 Lake Woodlands B	B	4:55	[Signature]
KATHY WILDMAN					

