

PUBLIC MEETING MINUTES

TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on November 15th, 2023, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

Development Standards Committee

November 15th, 2023, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Walt Lisiewski, Bob Adams, Arthur Bredehoft, Mary Funderburg, Dan Kolkhorst, Jim McDaniel

Staff Present: Kimberly McKenna, Rick Wohlfarth, Michael Pechanec

I. Welcome.

Chairman Walt Lisiewski welcomed all those who were present to the meeting.

II. Pledge of Allegiance.

Chairman Walt Lisiewski led the room in reciting the Pledge of Allegiance to the United States Flag and to The Texas State Flag.

III. Call Meeting to Order.

Chairman Walt Lisiewski called the meeting to order at 5:00 p.m.

IV. Receive, consider and act upon adoption of the meeting agenda.

There was a motion to adopt the meeting agenda by Arthur Bredehoft with a second by Bob Adams. The motion carried unanimously.

V. Public Comment.

There were no public comments made.

VI. Consideration and action regarding the minutes of the meeting of October 18th, 2023.

The minutes of the meeting of October 18th, 2023, were presented to the committee. It was then moved by Arthur Bredehoft and seconded by Bob Adams to approve the minutes as presented. The motion carried unanimously.

VII. Consideration and Action of items recommended for Summary Action.

These items were reviewed by the committee. The lists consisted of Commercial items B, C, F, I, J, L, M, N and Residential items 4, 5, 7, 8, 9, 10, 11, 12, 13, 14 and 15. There was a request by Bob Adams to pull item C from the summary list. It was then moved by Bob Adams and seconded by Arthur Bredehoft to approve the commercial summary list as amended. The motion carried unanimously. There was a request by a member of the public to pull item 8 from the summary list. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the residential summary list as amended. The motion carried unanimously.

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

The committee did not recess for an executive session.

IX. Reconvene in Public Session.

The committee did not recess for an executive session.

X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.

- A. Variance request for the proposed exterior renovation including a color change that does not comply with the shopping center criteria, building lighting replacement, parking lot restriping and Americans with Disability Act compliance.

Bank of America

6607 Woodlands Parkway

Lot 0504 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. A representative was present and addressed the committee's questions. The committee reviewed the proposal, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by Bob Adams and seconded by Arthur Bredehoft to table action on the item to a future meeting. The motion carried unanimously.

- B. Consideration and action for the proposed permanent patio screening enclosure.

The Woodlands GL Holdings LLC / Kirby Ice House

1700 Lake Robbins Drive

Lot 8000 Block 0599 Section 0999 Village of Town Center

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Arthur Bredehoft to approve Option 2 on the following conditions:

- Weather Shield option 3 with solar screen mesh for airflow and partial view will not be considered.
- The applicant shall provide information as to what treatment will be provided for upper open areas and at triangular gable open spaces.
- Shield systems are to be of high-grade construction being track operated with a weighted lower bar to keep the weather shield tight and wrinkle-free. Weather shades are to be weather-resistant and cleanable with ease of service.
- Motor cassettes, tracks, and hardware are to be maintenance-free aluminum systems in the stock color black.
- Power is to be routed in conduit mounted tight to the structure and hidden from view when possible. Paint conduits to match the substrate to which it is mounted.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- C. Consideration and action for the proposed temporary patio screening enclosure.

The Woodlands GL Holdings LLC / Kirby Ice House

1700 Lake Robbins Drive

Lot 8000 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. A representative was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by Dan Kolkhorst and seconded by Arthur Bredehoft to approve the temporary enclosure on the following conditions:

- Screening enclosure is to be removed no later than February 26th, 2024.
- Colors must be compatible with existing exterior materials and colors.
- No advertising to be placed on enclosure.

- Enclosure is to be kept in good order and repair and rolled up when not in use.
- No other exterior improvements are approved at this time. All improvements must be submitted and acted on by the Committee or its designee prior to fabrication and installation.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

D. Consideration and action for the existing outdoor furniture for the patio and surrounding area.

Technology Forest Partners LP / Local Table

4223 Research Forest Drive

Lot 6568 Block 0547 Section 0999 Village of Research Forest

This item was heard by the full committee. A representative was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by Bob Adams and seconded by Dan Kolkhorst to deny the request as presented and required the owner revise and resubmit on the following conditions:

- The furniture installed under the formal covered patio area on the east side of the building (tables, chairs, and bar stools) is conditionally approved, subject to the manufacturer's cut sheets being provided for review and record and the finishes of these fixture types are to be maintained at all times.
- Committee requires the patio furniture be revised and resubmitted to reduce the number of designs and colors currently installed. The Committee suggested one or two color or design limitations.
- The intent was for the hedges to block exterior furniture from public view. The Committee and their designee would consider the swing chairs with modifications to screening.
- No product advertising or business signage is to be on any of the exterior furniture.
- Exterior furniture shall not block any ADA walkway or access path along the storefront.
- The planters will be considered for conditional approval, contingent on all planters matching. Revise round planters to the square planters.
- No additional exterior improvements are approved unless previously approved. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

Bob Adams was appointed as the committee's designee.

The motion carried unanimously.

E. Consideration and action for the existing storage located at the rear of the tenant space, including linen sheds, grease trap, CO2 Tank and Trash receptacle. Technology Forest Partners LP / Local Table

4223 Research Forest Drive

Lot 6568 Block 0547 Section 0999 Village of Research Forest

This item was heard by the full committee. A representative was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by Bob Adams and seconded by Jim McDaniell to deny the request as presented and require the owner revise and resubmit no later than January 1, 2024 on the following conditions:

- The applicant is disapproved for exterior service items, including two (2) linen sheds, a grease trap, a CO2 tank, and a mobile trash bin.
- These items in their current location are visible to the adjacent medical office property and must be

screened from public view or removed from the property.

- The applicant is to install screening walls that match the architecture of the building, including brick wainscoting.
- The applicant shall consider one service area to screen that will house all requested service items.
- Any removal of vegetation must be approved by the committee. Trees shall be protected. A row of hedges shall be planted along the exterior of the screen walls.
- No additional exterior improvements are approved unless previously approved. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.

Bob Adams was appointed as the committee's designee.

The motion carried unanimously.

F. Consideration and action to review the final plans for the proposed fence for compliance with the Development Standards Committee conditions of approval.

Richard & Rhonna Endres Family Partnership LTD / The Shoppes on Sawdust

1440 South Sawdust Road

Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Arthur Bredehoft to approve the final plan submission on the following conditions:

- Installation to take place in accordance with approved plans.
- Wood fence height to be 9 feet high. Wrought iron portion of fence to be 5 feet high.
- Wood portion of fence to match existing dumpster enclosure in style. Wrought iron to be black.
- Both sides of the wooden fence to be painted to match existing dumpster enclosure color. Allow construction side out with smooth side of fence facing inward towards the property.
- Owner is to select vegetation from the approved species list for formal plantings to soften and screen the view of the wrought iron fence.
- No other exterior improvement is approved other than what has been reviewed and approved within this written submittal. All exterior improvements must be submitted for review and written Committee approval.
- Must comply with the Commercial Planning and Design Standards.
- Action by this committee does not constitute action by any additional entity.

The motion carried unanimously.

G. Variance request for the existing monument sign replacement that contains the full street address and a logo that is not trademarked.

2445 High Timbers Drive LLC / Byrd Automotive, Inc.

2445 High Timbers Drive

Lot 0910 Block 0547 Section 0006 Village of Town Center

This item was heard by the full committee. The committee reviewed the proposal, considered the location, existing conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by Arthur Bredehoft and seconded by Jim McDaniell to approve on the following conditions:

- Owner is to obtain a trademark for the name/logo with the United States Patent & Trademark Office or Texas Secretary of State within the next year, no later than November 15, 2024.
- Owner is to install and maintain a landscape bed around the monument sign in accordance with the Commercial Planning & Design Standards.
- No other improvements are approved at this time. All improvements and signage must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's

responsibility to obtain those approvals.

The motion carried unanimously.

- H. Consideration and action for the proposed revision to the building sign criteria regarding letter height and color, and the proposed revision to the door vinyl graphics criteria to match the Commercial Planning and Design Standards.

Terramont Retail Partners LLC

30340 FM 2978

Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. The committee reviewed the proposal, considered the location, proposed and existing conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by Dan Kolkhorst and seconded by Bob Adams to table action to a future meeting. The committee appointed Dan Kolkhorst as designee. The motion carried unanimously.

- I. Variance request for the proposed building signs that exceed the maximum number and height allowed and do not contain internally illuminated white channel letters with rich brown returns in accordance with the criteria.

Centro NP Holdings 12 SPE LLC / Tesla

9420 College Park Drive, Suite 1

Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

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

- A variance is approved for multiple signs and types due to the scale of the building and multiple entry points.
- Revise the logo on the northwest corner of the building to a non-illuminated logo to match the character of the west logo in FCO, color "Chantilly Lace." The logo shall not exceed 30 inches in height.
- The flat cut out logo on the west side of the building shall not exceed 72 inches in height.
- All of the façades shall be repaired to like-new prior to sign installations.
- No fasteners shall be visible on any of the sign installations.
- No other improvements or signage are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- J. Variance request for the proposed monument sign package that does not comply with the shopping center criteria regarding panel and logo color, includes tenant panels with uneven sizes and also includes the full street address on one sign.

Centro NP Holdings 12 SPE LLC

9420 College Park Drive

Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

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

- A variance is approved for multiple signs and types due to the scale of the building and multiple entry points.
- Owner may revise the color of the monument sign panels from Saddle Brown to Trout Grey. Panels are to be "A La Mode" acrylic topped with Trout Grey vinyl. Revise the Center Criteria to reflect changes to all monument signs.
- All monument signs are to be changed at the same time. Any period requiring existing panels to be removed prior to new panel installation shall require opaque blank panels to be in place.
- No fasteners shall be visible on any of the sign installations.
- No other improvements or signage are approved at this time. All improvements must be submitted for

review and action by the Committee or its designee prior to fabrication and installation.

- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- K. Variance request for the proposed permanent window and door graphics that advertise a website and services offered within the business.

Centro NP Holdings 12 SPE LLC / Armed Forces Career Center

9420 College Park Drive, Suite 160

Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

This item was heard by the full committee. The committee reviewed the proposal, considered the location, proposed and existing conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by Walt Lisiewski and seconded by Arthur Bredehoft to deny the variance and consent to delay enforcement based upon the execution of a Memorandum of Agreement requiring:

- Removal of the window graphics signs when tenant is no longer in the space.
- Signs must be kept in good order.
- No other improvements or signage are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

All conditioned upon the Development Standards Committees Legal Counsel reviewing federal regulations regarding security mandates with the Department of Defense. The motion carried unanimously.

- L. Consideration and action for the proposed picnic area and walkway that includes tree removal.

West Houston Chinese Church / New Hope Christian Church

7575 Alden Bridge Drive

Lot 0100 Block 0490 Section 0047 Village of Alden Bridge

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

- Suggest owner reevaluate the orientation of the picnic area and gazebos in order to not remove any trees (or fewer trees) from the site. Staff to verify placement prior to construction.
- Staff to review final installation and requirement for any necessary plantings to soften and screen the view.
- Owner to provide update on future building plans within two years, or no later than December 1, 2025.
- No new exterior furniture or exterior lighting will be considered.
- The picnic area shall not be visible from the street.
- No other improvements or signage are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- M. Variance request for a proposed sign package that includes building and garage identification, site directory maps, amenity and customer information, parking and hours of operation signs and also includes a logo that has not been registered.

29SC TIC Cumberland LLC / Evergreen at Sterling Ridge

10851 West Montfair Boulevard

Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge

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

- The logo shall be USPTO registered with "Evergreen" within one (1) year of this conditional approval to be displayed. Failure to register risks the signage being removed at the expense of the owner.
- The sign frame posts and back of the sign for the site map directory shall all be painted to match the primary color or darker.
- The signposts and back of the parking signs shall all be painted to match the primary color or darker.
- All signage is to be kept in a professional and well-maintained condition.
- A hidden fastener system shall be utilized to attach sign plaques to the building.
- No other improvements or signage are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- N. Variance request for the existing parking lot and building lighting that exceeds the maximum foot candle levels allowed at the property lines.

Alden Bridge Complex LLC / CVS Pharmacy
3705 FM 1488 Road

Lot 1906 Block 0549 Section 0047 Village of Alden Bridge

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

- Color temperature is to be 4000K. All exterior lights shall be within 500K of each other fixture.
- Existing light poles are to be painted to match the new light fixture finish.
- The committee reserves the right to require additional shielding or reduced light output should the need arise.
- Center Management to consider replacing all exterior site lighting to LED to match the new lights at CVS.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

XI. Consideration and Action of The Woodlands Community Association (WCA) Residential Applications and Covenant Violations.

1. Variance request for the proposed concept new home construction that will exceed the maximum amount of living area and hard surface area allowed and includes a third-floor outdoor living area.

Gary Giles

124 S Timber Top Drive

Lot 12, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the concept submission and require the owner submit final applications in accordance with the Standards. At the time of submission for final, the owner must submit the following:

- A complete set of sealed drawings in accordance with these Standards.
- Artist renderings and/or a sample board identifying all material and colors proposed. Colors and materials will be reviewed and approved at final.

- A property survey identifying all trees on the lot. Tree Survey should specify their type, size and species and should clarify ones proposed for removal and ones that are to remain on the lot. This is required for all trees greater than six inches in diameter 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. Construction timelines should not exceed one year from the date of commencement.
- A sample board or artist rendering specifying the materials and colors to be used on the proposed home.
- A sealed landscape plan sealed by a landscape architect. The focus should be on vegetation between the lots and substantial replants to the front of the lot for reforestation. The Development Standards Committee's designees will review the landscaping plan for verification of compliance prior to the permit's issuance. The Plan Review Committee or their designees will also review landscaping during and after construction to determine if any additional plantings are required for the purposes of softening, screening and reforestation. Landscape plan should include proposal for the reforestation for the 15 trees proposed for removal.
- A drainage plan sealed by a licensed professional engineer. Upon completion of construction a certificate of completion must be submitted and signed by the engineer certifying compliance and completion of installation.
- The official seal and signature of the architect of record, engineer, landscape architect, and/or a member of the Texas or American Institute of Building Design must appear on the final plans and application.
- An architectural review fee and compliance deposit.
- Owner should submit an application for each improvement proposed at final.

The staff and committee designees will review the final submissions to verify they are complete and comply with the requirements set forth in the conceptual review.

Jim McDaniell opposed the motion. The motion carried.

2. Consideration and action regarding a revised proposed preliminary new home construction with related tree removal.

Olga and Gary Eshenroder

4 Lehigh Springs Drive

Lot 51, Block 02, Section 10 Village of Panther Creek

This item was heard by the full committee. A representative and nearby residents were present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve the concept submission and require the owner submit final applications in accordance with the Standards. At the time of submission for final, the owner must revise the walkway to save tree 2 & 4 and submit the following:

- A complete set of sealed drawings in accordance with these Standards.
- Artist renderings and/or a sample board identifying all materials and colors proposed. Colors and materials will be reviewed and approved at final.
- A property survey identifying all trees on the lot. Tree Survey should specify their type, size and species and should clarify ones proposed for removal and ones that are to remain on the lot. This is required for all trees greater than six inches in diameter 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. Construction timelines should not exceed one year from the date of commencement.
- A sample board or artist rendering specifying the materials and colors to be used on the proposed home.
- A sealed landscape plans sealed by a landscape architect. The focus should be on vegetation between the lots and substantial replants to the front of the lot for reforestation. The Plan Review Committee or their designee will review landscaping during and after construction to determine if any additional plantings are required for the purposes of softening, screening and reforestation. Landscape plan

should include proposal for the reforestation for the 8 trees proposed for removal and include vegetation to soften and screen the view between lots.

- A drainage plan sealed by a licensed professional engineer. Upon completion of construction a certificate of completion must be submitted and signed by the engineer certifying compliance and completion of installation.
- The official seal and signature of the architect of record, engineer, landscape architect, and/or a member of the Texas or American Institute of Building Design must appear on the final plans and application.
- An architectural review fee and compliance deposit.
- Owner should submit an application for each improvement proposed at final.

The staff will review the final submissions to verify they are complete and comply with the requirements set forth in the conceptual review.

The motion carried unanimously.

3. Consideration and action regarding the appeal request by the neighbor at 79 Northgate Drive to appeal the Grogan's Mill Residential Design Review Committee action regarding the Garage Addition at 75 Northgate Drive.

Nancy Carlin (neighbor appealing)

79 Northgate Drive

2016 April Fools Trust

75 Northgate Drive (Owner of improvement)

Lot 11, Block 05, Section 49 Village of Grogan's Mill

This item was heard by the full committee. Nearby residents were present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve the appeal request and in addition to the Residential Design Review Committee's action to meet code and pass final inspection, and general conditions, the Development Standards Committee will require a condition that the owner must modify the landscaping plan to add additional evergreen vegetation to the side of the structure to help soften and screen the view to adjacent properties. The committee also suggested the addition of faux windows and shutters between the existing windows and roof line to reduce the commercial appearance of the structure. The motion carried unanimously.

4. Variance request for existing paving that exceeds the maximum amount of hard surface area allowed; and encroaches into the rear and side easements

Javier Gerez

223 S Pathfinders Circle

Lot 67, Block 06, Section 01 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table action on the item to a future meeting. The motion carried unanimously.

5. Variance request for a proposed patio cover that exceeds the maximum amount of hard surface area allowed.

Jerrold T Jones

27 Irish Moss Place

Lot 15, Block 02, Section 41 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the revised plans with the roof pitch to match and reduced hard surface on the condition the improvement meets code and passes final inspection. Additionally, the owner must submit a drainage plan and ensure placement of the improvements does not halt or materially impede drainage as defined in the residential development standards. The owner must plant and maintain native evergreen vegetation to soften and screen the view to adjacent properties. The motion carried unanimously.

6. Variance request for the existing fence which is not set back at least three feet from the front façade of the home; and was built with the construction side facing outward from the lot and visible from the street.
Robert and Lee Ann Jordan
2721 N Logrun Circle
Lot 10, Block 01, Section 02 Village of Grogan's Mill
This item was heard by the full committee. The committee deliberated regarding the improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to deny the variance as presented and require the owner revise the portion of fence where the construction side is visible to the street to be double sided or by add panels to the front left side, to connect to the house and plant and maintain native evergreen vegetation in front to soften and screen the view to the street. The committee will allow the variance not to be setback 3 feet in order to allow the fence to tie into the neighboring wrought iron. The motion carried unanimously.
7. Variance request for the proposed living area addition that will exceed the maximum amount of living area allowed.
Foluso Sobanjo
11103 Meadow Rue Street
Lot 06, Block 03, Section 07 Village of Grogan's Mill
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table action on the item to a future meeting. The motion carried unanimously.
8. Variance request for a proposed patio cover with incorporated fireplace that encroaches the twenty-foot rear setback.
Robert H Beitzel
35 Sparklewood Place
Lot 40, Block 02, Section 32 Village of Cochran's Crossing
This item was heard by the full committee. The committee deliberated regarding the improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams to approve on the condition the improvements meet code and pass final inspection. The owner must maintain the existing vegetation to the rear and allow it to grow to soften and screen the view to the adjacent properties. Owner must ensure placement of the improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
9. Variance request for a proposed detached gazebo that encroaches into the twenty-foot rear setback.
Robert Schmidt
6 Snowbird Place
Lot 109, Block 04, Section 04 Village of Cochran's Crossing
This item was withdrawn and was not heard by the committee.
10. Variance request for the proposed driveway replacement that will encroach into the five-foot side easement and will exceed the maximum amount of hard surface area allowed.
David Mark Steinhaff
58 Eagle Court
Lot 15, Block 01, Section 22 Village of Grogan's Mill
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve as presented. 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.

11. Variance request for a proposed pool that exceeds the maximum amount of hard surface area allowed.
Daniel J Weidert
114 Golden Shadow Circle
Lot 09, Block 05, Section 04 Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the improvement meets 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. Additionally, the owner must plant and maintain two fifteen-gallon native evergreen trees anywhere on the lot for the purposes of reforestation. The motion carried unanimously.
12. Variance request for an existing pool that exceeds the maximum amount of water surface area allowed and includes a waterfall feature that exceeds the maximum height allowed.
Michael Alpha
114 S Castlegreen Circle
Lot 05, Block 01, Section 52 Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner plant and maintain vegetation to soften and screen the view of the pool equipment. Additionally, the owner must meet code and pass final inspection. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Advise the staff to place the contractor on notice for the application item and warning regarding increased compliance deposit. The motion carried unanimously.
13. Variance request for an existing greenhouse that exceeds the maximum allowed square footage of floored area allowed.
Peter E Kalivoda
186 Golden Shadow Circle
Lot 11, Block 03, Section 04 Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner plants and maintain native evergreen vegetation to screen the greenhouse from adjacent properties and the street. Owner could shift the structure toward the pool to allow more space between the lots and reduce visibility to the street. 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.
14. Variance request for an existing fence which is not set back at least three feet from the front façade of the home.
Byron Alexander Oliver
142 Twilight Place
Lot 06, Block 02, Section 26 Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner maintains the existing vegetation in the front of the fence to soften and screen the view from the street. The motion carried unanimously.
15. Consideration and action of a Short-Term Rental Renewal.
Roderick Herreman
52 S Brookberry Court
Lot 35, Block 03, Section 12 Village of Panther Creek
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that

the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by November 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

XII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.

There was no action taken on this item.

XIII. Development Standards Committee Member Comments

Arthur Bredehoft gave a short summary of the last joint meeting and thanked everyone for their time. Mary Funderburg commented that the redevelopment and replants reviewed during the meeting went well. Dan Kolkhorst commented that the DSC should discuss considering making the Development Criteria available to the public. Walt Lisiewski commented that neighbors are not discussing their projects with one another and wished everyone a Happy Thanksgiving. Bob Adams wished everyone a Happy Thanksgiving.

XIV. Consideration of items to be placed on the agenda for next month's meeting.

There was no action taken on this item.

XV. Staff Comments and Reports

Kimberly McKenna wished everyone a Happy Thanksgiving.

XVI. Adjourn

There being no further business there was a motion made by Mary Funderburg and a second by Bob Adams to adjourn the meeting at 8:57 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 11/15/23

Name (Please Print)	Representing	Address	Agenda #
Peter Kalivoda		186 Golden Shadow Cir	13
Clifford Warfield	Clacker	114 Golden Shadow Cir	#11
Kevin Bernat	Eschenroder	4 Lehigh Springs	2
GARY ESTHENRODER	ESTHENRODER	4 LEHIGH SPRINGS	
Bobby & Sue Beitzel	Self	35 Sparklewood Pl.	#8
Furjen Deng	NHCCW	7575 Alden Bridge Dr.	L
Chris Howard		79 Northgate Dr.	3
George Chan	NHCCW	7575 ALDEN BRIDGE DR.	L
PHIL & KATHY LONGORIO	SELF	126 S. TIMBER TOP	1
BRAD BOSWORTH	BOA/Gowdree	6607 WOODLAND BLVD	A
GARY; CARA GILES.	HOMEOWNER.	124 S. EMBER TOP.	1
Shervin Sharifi	CONTACTABLE	4223 Research Forest Pr.	D, E
PATRICIA SCHWABT	Self	4 Lehigh Springs Dr	2

Development Standards Committee Meeting of 11/15/23

Name (Please Print)	Representing	Address	Agenda #
Nancy Carlini			2
Judrea Galleraeth			2
Jerrod T. Jones		27 Irish Moss Pl	5
Tracy Pally Cleckler		114 Golden Shadow	11
Jill Bennett	Pinecroft Realty		H
Keri Claybourn	Partners In Building	4 Lehigh Springs	
DAVID TEAGUE	Pinecroft Realty	30540 TOWN #	H
Russ Morgan	Kirby Icehouse	1700 LAKE ROBBINS	BC
Magnolia Patio & Pool	SUE BETZEL	ST SPARKLEWOOD PL	8
David Mark	Gary Gyer	124 S Timber Top	1
JOEL GROSS		8 LEHIGH SPRINGS DR.	2
Rich Enders	1440 S Smark		F
Jennifer's Chip Trageser	124 S Timber Top		1
Ross & Lisa Vince Segel		27 IRISH MOSS Pl	5

Development Standards Committee Meeting of

2/15/23

[illegible]