

## 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 July 19<sup>th</sup>, 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**

**July 19<sup>th</sup>, 2023, at 5:00 p.m.**

**The Woodlands Township**

**2801 Technology Forest Boulevard**

**The Woodlands, Texas 77381**

**MINUTES**

**Members Present:** Walt Lisiewski, John Anderson, Arthur Bredehoft, Bob Adams, Dan Kolkhorst

**Staff Present:** Kimberly McKenna, Neslihan Tesno, Rick Wohlfarth, Michael Pechanec

**Legal Counsel:** Bret Strong

**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.**

Kevin Pollock – Addressed the committee on behalf of the College Park Village Association regarding events surrounding a short term rental located at 43 W Nights Bridge and their concerns with short term rentals within The Woodlands Township.

**VI. Consideration and action regarding the minutes of the meeting of June 21<sup>st</sup>, 2023.**

The minutes of the meeting of June 21<sup>st</sup>, 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 E-O and Residential items 12-32. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented by staff for the items above. The motion carried unanimously. Walt Lisiewski requested that Residential Item 13 be pulled from the summary agenda. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the residential summary list as modified for the items listed above. 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. Consideration and action for the existing dumpster enclosure gate.**

Jerry L Elmore / Sherwin Williams

6060 Alden Bridge Drive

Lot 0850 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full committee. A representative for the item 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 John Anderson and seconded by Bob Adams to approve on the following conditions:

- Allow wood or wood composite slats to be applied on the current gate.
- Slats are to be painted to match doors on the building.
- Gate is to be structurally sound. Suggest adding trailing wheel to the gate.
- The required modifications are to be complete within 120 days.
- Must comply with the center criteria and 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.

**B. Variance request for the existing designated parking space signs that do not comply with the newly adopted criteria for reserved parking.**

2978 Colonnade Group LP / Bear Branch Animal Hospital

30420 FM 2978, Suite 100

Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. A representative for the item 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 John Anderson to deny the request as presented and require the owner remove the reserved parking space signs and suggested the owner revise and resubmit on the following conditions:

- Reserved parking space signs are to be curb painted in accordance with the newly adopted standards.
- Consider space marked as "Animal Hospital Parking Only" or "Animal Hospital Only"
- Allow four designated tenant parking spaces.
- No other exterior improvements are approved at this time.
- All exterior improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.

The motion carried unanimously.

**C. Consideration and action to amend the condition of approval regarding the color of the parking lot striping.**

Cigars International Texas LLC / Cigars International

16580 Interstate Highway 45 South

Lot 9406 Block 0390 Section 2000 Village of College Park

This item was heard by the full 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 John Anderson to deny the request as presented and require the owner adhere to the original conditions of approval. The motion carried unanimously.

**D. Consideration and action for the color change for two existing American with Disabilities Act ramps.**

Cigars International Texas LLC / Cigars International

16580 Interstate Highway 45 South

Lot 9406 Block 0390 Section 2000 Village of College Park

This item was heard by the full 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 John Anderson to approve on the following conditions:

- Owner is also to paint the wheel stops and safety bollards "Roycroft Copper Red" to match the ADA ramps.
- Apply grit to paint as indicated in the plans.
- Recommend owner power washes the entire parking lot.
- 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.
- Must comply with the center criteria and The Woodlands Commercial Planning and Design Standards.
- The actions of the committee do not constitute approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

E. Consideration and action for the proposed monument sign.

HHC 2978 Self Storage LLC / Public Storage

32010 FM 2978

Lot 0150 Block 0225 Section 0000 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 John Anderson to approve on the following conditions:

- The ® symbol is not a part of the registered business name and is not a part of this review. The ® symbol shall be removed from all proposed signage.
- Re-establish the landscape area with approved plantings in healthy condition.
- No other signs 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 center criteria and 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.

F. Consideration and action for the proposed canopy sign that indicates the location of the rental office.

HHC 2978 Self Storage LLC / Public Storage

32010 FM 2978

Lot 0150 Block 0225 Section 0000 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 John Anderson to deny as presented and request the owner revise and resubmit on the following conditions:

- The sign is to be a window graphic in white die-cut vinyl placed under the business name entry door graphic. Text height shall be a maximum of 2-inch-tall letters.
- No other signs 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 center criteria and 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.

G. Variance request for the proposed building sign that includes a raceway.

HHC 2978 Self Storage LLC / Public Storage

32010 FM 2978

Lot 0150 Block 0225 Section 0000 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 John Anderson to deny as presented and request the owner revise and resubmit on the following conditions:

- Remove the raceway on the letter "I" and provide power to the letter I "dot" through the wall, not a raceway.
- The ® symbol is not a part of the registered business name and is not a part of this review. The ® symbol shall be removed from all proposed signage.
- No other signs 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 center criteria and 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.

- H. Variance request for the proposed window graphics that advertise products and services offered within the business and include a Welcome graphic.

HHC 2978 Self Storage LLC / Public Storage

32010 FM 2978

Lot 0150 Block 0225 Section 0000 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 John Anderson to deny as presented on the following conditions:

- Additional window graphics displaying products and services are not permitted per The Woodlands Standards.
- No other signs 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 center criteria and 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.

- I. Consideration and action for the proposed monument sign.

HHC 242 Self Storage LLC / Public Storage

6375 College Park Drive

Lot 2000 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 John Anderson to approve on the following conditions:

- The ® symbol is not a part of the registered business name and is not a part of this review. The ® symbol shall be removed from all proposed signage.
- Re-establish the landscape area with approved plantings in healthy condition.
- No other signs 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 center criteria and 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.

- J. Consideration and action for the proposed building mounted sign that indicates the location of the rental office.

HHC 242 Self Storage LLC / Public Storage

6375 College Park Drive

Lot 2000 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 John Anderson to deny as presented and request the owner revise and resubmit on the following conditions:

- The sign is to be a window graphic in white die-cut vinyl placed under the business name entry door graphic. Text height shall be a maximum of 2-inch-tall letters.
- No other signs 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.
- Permanent signage must comply with the center criteria and 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.

K. Consideration and action for the clearance bar and the proposed color change.

HHC 242 Self Storage LLC / Public Storage

6375 College Park Drive

Lot 2000 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 John Anderson to approve on the following conditions:

- The clearance bars shall not be visible from public view.
- Revise the support chains to a cable system for a streamlined appearance.
- No other signs or 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.
- Permanent signage must comply with the center criteria and 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.

L. Variance request for the proposed building sign package that exceeds the maximum number of building signs allowed and includes a raceway.

HHC 242 Self Storage LLC / Public Storage

6375 College Park Drive

Lot 2000 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 John Anderson to deny as presented and request the owner revise and resubmit on the following conditions:

- Remove the raceway on the letter "I" and provide power to the letter I "dot" through the wall, not a raceway.
- The ® symbol is not a part of the registered business name and is not a part of this review. The ® symbol shall be removed from all proposed signage.
- Revise & resubmit blade sign using the existing sign and mounting. Revise the face panels to routed aluminum painted beige and backed with orange acrylic to match the monument sign.
- No other signs 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 center criteria and 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.

- M. Variance request for the proposed window graphics that advertise products and services offered within the business and include a Welcome graphic.

HHC 242 Self Storage LLC / Public Storage

6375 College Park Drive

Lot 2000 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 John Anderson to deny as presented on the following conditions:

- Additional window graphics displaying products and services are not permitted per The Woodlands Standards.
- No other signs 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 center criteria and 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.

- N. Consideration and action for the proposed temporary staging area.

GRI Woodlands Crossing LLC

10700 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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 John Anderson to approve on the following conditions:

- Dumpsters, material containers, and other portable construction amenities are to be neutral in color with no visible signage to neighboring properties. Any sandbags used shall be placed interior to the fence.
- A clean and professional job site shall be maintained at all times during the installation process.
- Make residential neighbors aware of the project and adjust the construction and servicing of the dumpster to 8 am to 8 pm due to proximity to residential.
- 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.

- O. Consideration and action for the proposed roof replacement.

GRI Woodlands Crossing LLC

10700 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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 John Anderson to approve on the following conditions:

- Must be installed in accordance with Manufacturer's specifications.
- A clean and professional job site shall be maintained at all times during the installation process.
- 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 Residential Applications and Covenant Violations.**

1. Request for a rehearing from the neighbor, regarding the storage shed that was previously acted on by the Development Standards Committee.  
Glenn Robert Brown (Owner)  
19 Bayginger Pl  
Lot 13, Block 03, Section 23 Village of Cochran's Crossing  
Barry & Lisa Cohen (Requestor)  
18 Petalcup Pl  
Lot 22, Block 03, Section 23 Village of Cochran's Crossing  
This item was heard by the full committee. The requestor and owner were present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, previous actions of the committee, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the request for rehearing. The motion carried unanimously.
2. Request for a rehearing from the neighbor regarding the construction side out fence that was previously acted on by the Development Standards Committee.  
Glenn Robert Brown (Owner)  
19 Bayginger Pl  
Lot 13, Block 03, Section 23 Village of Cochran's Crossing  
Barry & Lisa Cohen (Requestor)  
18 Petalcup Pl  
Lot 22, Block 03, Section 23 Village of Cochran's Crossing  
This item was heard by the full committee. The requestor and owner were present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, previous actions of the committee, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the request for rehearing. The motion carried unanimously.
3. Request for a rehearing by the neighbor regarding the shade sail that was previously acted on by the Development Standards Committee.  
Glenn Robert Brown (Owner)  
19 Bayginger Pl  
Lot 13, Block 03, Section 23 Village of Cochran's Crossing  
Barry & Lisa Cohen (Requestor)  
18 Petalcup Pl  
Lot 22, Block 03, Section 23 Village of Cochran's Crossing  
This item was heard by the full committee. The requestor and owner were present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, previous actions of the committee, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the request for rehearing. The motion was opposed by John Anderson. The motion carried.
4. Request by the neighbor to appeal the staff conditions of approval for a poly carbonate roof on an existing Pergola.  
Glenn Robert Brown (Owner)  
19 Bayginger Pl  
Lot 13, Block 03, Section 23 Village of Cochran's Crossing  
Barry & Lisa Cohen (Requestor)  
18 Petalcup Pl  
Lot 22, Block 03, Section 23 Village of Cochran's Crossing  
This item was heard by the full committee. The requestor and owner were present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, the conditions of approval, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the appeal request and reaffirm the original motion. The

motion carried unanimously.

5. Variance request for a conceptually proposed room addition that encroaches the twenty foot rear setback and ten foot rear easement; and exceeds the maximum amount of living area allowed per the Neighborhood Criteria and the Initial Land Use Designation.

Lee Andrew Blandford

122 W Copper Sage Cir

Lot 04, Block 04, Section 12 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the proposed improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the improvement as presented, and suggest the owner revise and resubmit a new proposal that would include:

- Revise the location of the improvement so that it does not encroach into any setbacks.
- Revise future proposals to remove the 2nd story windows facing the rear (or modify to opaque, clerestory, or fixed).
- Require a comprehensive drainage plan that is in accordance with the Standards.
- Require a comprehensive landscaping plan to include significant vegetation to the rear and side of the improvement.
- Suggest revising the gabled roof to a hip roof to minimize impact to adjacent properties.
- Suggest modifying width of the addition to align with the back of the dwelling rather than extending toward the side easement.

The motion carried unanimously.

6. Consideration and action to allow the owner to pursue amending the Initial Land Use Designation for Cochran's Crossing Section 12, to increase the maximum amount of living area allowed, accommodating a proposed room addition and remodel

Lee Andrew Blandford

122 W Copper Sage Cir

Lot 04, Block 04, Section 12 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the proposal, the existing Initial Land Use Designation, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to table action on the request until such a time that a revised plan is submitted, and the revised plan and calculations can be considered for a variance. The motion carried unanimously.

7. Consideration and action to accept the submitted drainage plan that was a condition of approval by the Development Standards Committee for the patio.

Stuart Hall

7 Stormwood Place

Lot 15, Block 02, Section 20 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the submitted drainage plan, the conditions of approval, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the drainage plan as submitted and require the owner include specifications for existing and proposed drainage swales, piping, catch basins and drain outlets. The motion carried unanimously.

8. Variance request for a proposed detached patio cover, with integrated fireplace and summer kitchen that encroaches into the rear forty foot setback and fifteen foot side setback.

Mark and Stephanie Milstead

11 Scullers Cove Ct.

Lot 03, Block 01, Section 33 Village of Panther Creek



This item was heard by the full committee. The owner was present and addressed the committee. The committee deliberated regarding the proposed 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 on the following conditions:

- Owner must submit a revised site plan documenting the redesign to no longer encroach the side setback.
- Owner must submit a landscaping plan with significant vegetation to the sides of the improvements to soften and screen the view from adjacent tracts. Plantings should be noted on the plan at 7 (seven) feet tall at the time of planting and should include a mixture of trees and shrubs.
- All 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.
- Fireplace, including chimney cap and spark arrestor, must not exceed the minimum height required in order to comply with code.

The motion carried unanimously.

9. Variance request for a proposed pool bath and storage room at the rear of a detached patio cover that encroaches the setbacks.

Mark and Stephanie Milstead

11 Scullers Cove Ct.

Lot 03, Block 01, Section 33 Village of Panther Creek

This item was heard by the full committee. The owner was present and addressed the committee. The committee deliberated regarding the proposed 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 on the following conditions:

- Owner must submit a revised site plan documenting the redesign to no longer encroach the side setback.
- Owner must submit a landscaping plan with significant vegetation to the sides of the improvements to soften and screen the view from adjacent tracts. Plantings should be noted on the plan at 7 (seven) feet tall at the time of planting and should include a mixture of trees and shrubs.
- All 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.

The motion carried unanimously.

10. Variance request for paving, that includes a walkway that is not a minimum of 1ft away from the property line  
Helen Morris

38 Hickory Oak Drive

Lot 50, Block 01, Section 15 Village of Panther Creek

This item was heard by the full committee. The owner was present and addressed the committee. The committee deliberated regarding the proposed 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 on the conditions that:

- The owner modify the installation of the walkway to remain one foot away from the property line.
- Owner must ensure placement of the improvements do not halt or materially impede drainage as defined in the Residential Development Standards.
- Action by this committee does not constitute action by any additional entity or easement holder. It is the owner's responsibility to obtain any other necessary approvals.
- Owner can submit an application to modify the fence and gate location at the time of replacement to align with the walkway that is one foot away from the property line. Owner could also submit an application to a less permanent material such as pavers or other masonry material on a crushed granite base to keep concrete from being poured up to the property line.

The motion carried unanimously.

11. Variance request for a proposed rear fence that would be constructed with the construction rails facing outward to the adjacent tract of land.

Dario N Masid

34 Eagle Rock Place

Lot 40, Block 04, Section 04 Village of Indian Springs

This item was heard by the full committee. The committee deliberated regarding the proposed improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny as presented and require the owner adhere to the Residential Development Standards regarding face orientation. Written consent from the neighbor allows the side fence to be construction side out. However, fencing to the rear would be required to be smooth side facing outward from the lot. The motion carried unanimously.

12. Variance request for an existing play structure that exceeds the maximum height allowed and encroaches into the five-foot side easement.

Dru Michael Bishop

94 Spring Mist Place

Lot 16, Block 01, Section 25 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 Walt Lisiewski to deny as presented and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the tree house when the owner no longer owns the home or sells or transfers title. Whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. Additionally, the owner must plant and maintain vegetation so that the structure is not visible to the adjacent properties or street. The motion carried unanimously.

13. Consideration and action for the proposed geothermal bores required for an air conditioning system.

Don McCormick

16 Painted Cup Court

Lot 55, Block 01, Section 18 Village of Grogan's Mill

This item was heard by the full committee. The owner was present and addressed the committee. The committee deliberated regarding the proposed 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 as presented on the condition the owner maintains the required inspections through Lone Star Groundwater Conservation District. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by any other entity or additional easement holder. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.

14. Variance request to appeal the conditions of approval to replant one 30-gallon native tree anywhere on the lot.

Thomas A Wahle

4 Spiral Leaf Court

Lot 28, Block 01, Section 39 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 Walt Lisiewski to approve the request to appeal the condition of approval and grant allowance for the crepe myrtles planted. Property has a significant tree canopy without replants. The motion carried unanimously.

15. Variance request for a proposed in-ground pool that would exceed the maximum hard surface area allowed.

Matthew Furness

10 Pebble Cove Court

Lot 03, Block 04, Section 24 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 Walt Lisiewski to approve the revised proposal reducing the hard surface area calculation to 54% total Hard Surface on the lot and includes the submitted drainage plan. No trees are approved with this application. 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. Staff to review final installation to determine if any plantings are necessary to soften and screen, the view of the improvements to adjacent lots. The motion carried unanimously.

16. Variance request for the proposed pool and decking, with related fire pit that will exceed the maximum hard surface area allowed.

Patrick and Amanda Lockett

10719 E Timberwagon Circle

Lot 06, Block 08, Section 06 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 Walt Lisiewski to approve on the condition the owner installs and adheres to the submitted drainage plan. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

17. Variance request for the proposed retaining walls that will exceed the maximum hard surface area allowed.

Patrick and Amanda Lockett

10719 E Timberwagon Circle

Lot 06, Block 08, Section 06 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 Walt Lisiewski to approve on the condition the owner installs and adheres to the submitted drainage plan. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

18. Variance request for proposed pavers that could be considered to exceed the maximum driveway width allowed and encroaches into the five-foot easement.

Conrad Leroy Buckles III

6 Thornbush Place

Lot 33, Block 02, Section 28 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 Walt Lisiewski to approve on the condition the owner plant and maintain native vegetation in front of the extended paver area to soften and screen the view from the street. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by the additional easement holders it is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

19. Variance request for the proposed pool pavers that will cause the lot to exceed the maximum hard surface area allowed.

Greg Webb

16 S Doe Run Drive

Lot 04, Block 02, Section 16 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 Walt Lisiewski to approve on the condition the owner installs and adheres to the submitted drainage plan. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried

unanimously.

20. Variance request for the proposed front walkway that will exceed the maximum hard surface area allowed.

Greg Webb

16 S Doe Run Drive

Lot 04, Block 02, Section 16 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 Walt Lisiewski to approve on the condition the owner installs and adheres to the submitted drainage plan. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

21. Variance request for existing paving which exceeds the maximum hard surface area allowed.

Corey Lee Pelletier

6 Forge Hill Place

Lot 09, Block 26, Section 02 Village of Indian Springs

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 Walt Lisiewski to approve as presented on the condition the owner submits a comprehensive drainage plan in accordance with the Standards. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

22. Variance request for existing through-the-wall ac units that exceeds the maximum number allowed per lot and is located in area that is not approvable per the Residential Standards.

Mary Ross Custom Homes LLC

41 Copperleaf Drive

Lot 04, Block 01, Section 09 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 Walt Lisiewski to approve as presented. The motion carried unanimously.

23. Variance request for proposed shed that encroaches the ten-foot rear easement and exceeds the maximum height allowed.

Drew Kent Phillips

14 S Pineplank Court

Lot 45, Block 03, Section 02 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 Walt Lisiewski to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the shed for the easement when the shed is no longer in use or when the owner sells or transfers title. The memorandum will be recorded at courthouse and binding on the land. Action by this committee does not constitute action by any additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. Memorandum of agreement is for the installation of option 2 and the owner must maintain vegetation at the side and rear to soften and screen the view. The motion carried unanimously. The owner of the property arrived after the original summary motion occurred and requested the item be pulled from the summary agenda to be acted on in full committee review. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to remove the item from summary and upon consideration to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the shed for the easement when the shed is no longer in use or when the owner sells or transfers title. The memorandum will be recorded at courthouse and binding on the land. Action by this committee does not constitute action by any additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. Memorandum of agreement is for the installation of option 2 and the owner must maintain vegetation at the side and rear to soften and screen the view. The

motion carried unanimously.

24. Variance request for an existing fence that was not setback three feet from the front façade.

Ada Milagros Costa

35 Rush Haven Drive

Lot 07, Block 23, Section 01 Village of Indian Springs

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 Walt Lisiewski to approve on the condition the owner maintains the existing vegetation at the front of the fence to soften and screen the view. The motion carried unanimously.

25. Variance request for the proposed pool barrier fence replacement that will exceed the maximum height allowed.

Abiloo Realty LLC Series A

1824 Breezin Court

Lot 05, Block 03, Section 62 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 Walt Lisiewski to approve on the condition the owner tapers the fence in accordance with the Residential Development Standards. Fence must meet code and pass final inspection. The motion carried unanimously.

26. Variance request for the proposed side yard fence that encroaches over the platted building line and is in the pipeline easement.

David Fait

19 Crested Cloud Court

Lot 12, Block 01, Section 51 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 Walt Lisiewski to approve as presented. Action by this committee does not constitute action by any other entity or easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal.

27. Consideration and action for a home business renewal.

Rennie van Wyk

45 W Wedgewood Glen

Lot 36, Block 01, Section 11 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 Walt Lisiewski to approve on the following conditions:

- Business is conditionally approved for two years. Owner must submit an application for a home business renewal by July of 2025.
- 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.

28. Consideration and action for a Short-Term Rental renewal application.

Jose Garcia

20 Tanager Trail

Lot 01, Block 01, Section 07 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 Walt Lisiewski 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 July 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.**

29. Consideration and action for a Short-Term Rental application.

WRI#101 LLC

50 N Duskwood Place

Lot 07, Block 03, 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 Walt Lisiewski 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 July 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.**

30. Consideration and action for a Short-Term Rental application.

Justin and Corina Perry

58 Redbud Ridge Place

Lot 20, Block 01, Section 54 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 Walt Lisiewski 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 include a local designated responsible party prior to the issuance of the permit. Owner must 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 July 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.**

31. Consideration and action for a Short-Term Rental application.

Gustavo Saucedo Cervantes

49 W Tallowberry Drive

Lot 17, Block 02, Section 07 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 Walt Lisiewski 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 July 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.**

32. Consideration and action for a Short Term Rental application.

DECA Housing Circle

58 East Sundance Circle

Lot 17, Block 04, Section 59 Village of Alden Bridge

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 Walt Lisiewski 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 July 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.**

**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. Consideration and action for proposed Development Standards Committee Workshop dates.**

There was a proposal by Walt Lisiewski to hold a workshop on August 18<sup>th</sup> at 8:00am.

**XIV. Development Standards Committee Member Comments**

Arthur Bredehoft stated his appreciation for the comments and review done by staff for proposed structures the committee reviews and acts on. Dan Kolkhorst commented that it was good to be back. Walt Lisiewski thanked everyone for their time and efforts towards the meeting. John Anderson stated appreciation for staff's work and efforts that aid in the committee's review. Bob Adams seconded the statements made by John Anderson.

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

There was no action taken on this item.

**XVI. Staff Comments and Reports**

Kimberly McKenna thanked everyone and confirmed attendance for the next meeting.

**XVII. Adjourn**

There being no further business there was a motion made by Arthur Bredehoft and a second by Dan Kolkhorst to adjourn the meeting at 7:58 p.m. The motion carried unanimously.

# Development Standards Committee Meeting of 7/19/23

Name (Please Print)	Representing	Address	Agenda #
Lisa Cohen	Self	18 Potalcup	X 1-4
Cassandra Huggin	cigars intratruck	<del>1000</del> 16500 145 South Conroe	X-CD
JERAY L E/more	Sherwin	William Paint Alden Bridge	
Max M. /sterc	Max	11 Sullens Cove Ct	8-9
Kerry French	Bear Blazer	30420 FM 2878	B
Reese Westbrook	Sherwin Williams	6060 Alden Bridge Dr.	A
Patrick Lockett	Self	10719 E. Timberway Cir.	16, 17
John Wilcox	Self	1824 Breem, Jr Ct.	
Kevin Pollock	College Park Village Assoc.	86 Drifting Shadows Cir	
Dru + Michelle Bishop	Self	94 Spring Mist Pl	12
Don McCormick	SELF	16 Painted Cup	13
David Falt	Self	19 Crested Cloud Ct	26
Tina Pelletier	Self	6 Forge Hill Place	21
Jacquelyn and Matthew Furness	Self	10 PEBBLE COVE CT	15



## Development Standards Committee Meeting of

7/19/23

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