

## 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 August 16<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**

**August 16<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, Bob Adams, Arthur Bredehoft, Mary Funderburg, Dan Kolkhorst, Jim McDaniell

**Staff Present:** Kimberly McKenna, Rick Wohlfarth, Michael Pechanec, Dee Fox

**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 Walt Lisiewski. The motion carried unanimously.

**V. Public Comment.**

Ted Stanley – Thanked the committee for their swift action regarding the short term rental at 43 W Knightsbridge and stated appreciation for their efforts.

**VI. Consideration and action regarding the minutes of the meeting of July 19<sup>th</sup>, 2023.**

The minutes of the meeting of July 19<sup>th</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. Mary Funderburg abstained from the motion. 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 A, D, E, F and Residential items T1, 7, 8, 10-20. There was a request by Bob Adams to remove item D from the summary list. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as amended. The motion carried unanimously. There was a request by a member of the public to remove item 10 from the summary list. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to approve the residential summary list as modified. Mary Funderburg abstained from the motion for Residential Item 7. 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 Woodlands Association (TWA) Residential Applications and Covenant Violations.**

**T1. Variance request for swimming pool decking that exceeds the maximum amount of hard surface area.**

Daniel Purviance

15 Tranquil Glade Place

Lot 03, Block 03, Section 09 Village of Indian Springs (TWA)

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 Jim McDaniell to approve on the following conditions:

- Must comply with the Residential Standards, meet code and pass all inspections.
- Plant and maintain ONE 30 gallon native tree anywhere on lot. Palms are not allowed as replacement trees and will not be considered in this number.
- Pool equipment may not be visible to street and neighboring properties. Plant dense evergreen vegetation at least 4 feet tall at the time of planting as needed to screen pool equipment. Upon completion staff to determine if additional vegetation is required for screening.
- Pool and decking may not encroach into any easement. Verify all Centerpoint Energy easements as they may differ from the covenant easements.
- The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract.
- Access must remain on owner's lot and Access area must be restored to original condition.
- All conditions must be met within 120 days of approval.
- Please contact Harris County for any additional permitting requirements.
- Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.

The motion carried unanimously.

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

**A. Variance request for the existing decomposed granite pathway that includes a portion through the forest preserve.**

8800 Technology Forest Place LLC

4000 Research Forest Drive

Lot 0240 Block 0547 Section 0000 Village of Research Forest

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:

- Owner must maintain the existing trees, recently planted, to soften and screen the view.
- The committee reserves the right to require modification to the area connecting to the existing concrete curb cut and apron, in the event a future more permanent pathway is added to this location.
- Must comply with the Commercial Planning and Design Standards. 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.

The motion carried unanimously.

- B. Variance request for the existing parking lot lighting that exceeds the maximum foot candle level allowed at the property line.

Steele Industries LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 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 Jim McDaniell to deny as presented and require the owner turn off the parking lot lights located at the perimeter of the parking lot to eliminate the lighting impact to the neighboring residential lots immediately. The owner must then revise and resubmit an application for all lighting including building and parking lot on the following criteria:

- Submit an application with a sealed landscape plan for all areas adjacent to the parking lot where vegetation was cleared. Sealed Landscaping plan should include reforestation in accordance with the Commercial Planning and Design Standards for all portions on the owner's property.
- Parking lot lighting fixture proposal should be modified to 3500K. Submission should occur within the next two weeks, or no later than September 5<sup>th</sup>, 2023.
- Submission should Reduce light output by reducing light output lumens and adding shielding to each light fixture to direct light away from the property lines.
- The committee may require additional measures to mitigate glare or light trespass at the time of final review.
- 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.
- Permanent Improvements 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.

- C. Consideration and action for a rehearing regarding the action on the outdoor tables by the Development Standards Committee.

Technology Forest Partners LP / Boardough Vino

4223 Research Forest Drive, Suite 100

Lot 6568 Block 0547 Section 0999 Village of Research Forest

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 approve on the following conditions:

- Remove rust from the table legs.
- Treat table tops to remove the scratches and faded areas from standard wear and tear or cover with commercial grade, weather resistant cloth. Adjust the current conditions.
- Committee designated the Covenant Administration Staff to review applications and or covers for verification of compliance with the Committee's actions.
- Modifications should be completed within 30 days or no later than September 22, 2023.

The committee suggested that the owner budget for replacement of the tables, as they shared concerns of the particle board withstanding the elements over time. This was made as a suggestion and not a condition.

Additionally, the staff was directed to follow up in one year to evaluate the maintenance of the patio tables.

The motion carried unanimously.

- D. Consideration and action for the existing building sign.

Terramont Retail Partners LLC / Subway

30340 FM 2978, Suite 700

Lot 0220 Block 0078 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 Arthur Bredehoft to table action on the item until the committee has consulted with their legal counsel regarding use of the registered trademarked logo with color as a feature of the mark.

The motion carried unanimously.

E. Variance request for two proposed temporary banners that exceed the maximum width and time for display allowed.

Creekside 2012 Commercial LLC / Southern Ice Co.

8510 Creekside Forest Drive, Suite E-200

Lot 0515 Block 0509 Section 0386 Village of Creekside Park

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 require the owner revise and resubmit on the following conditions:

- Revise "Coming Soon" banners to digital print window graphics, limited in size to one full window pane.
- The "Southern Ice Co." logo and business clarifier "Crafts, Drafts, Eats" shall be USPTO Registered to display. Registration must be provided within (1) year or risk signage removal.
- No other exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- 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.

F. Variance request for the proposed building sign package that includes a logo that is not trademarked and a business clarifier that is not part of the registered business name; the primary sign exceeds the maximum height allowed and includes a cabinet and the secondary sign is not located over the entrance in accordance with the criteria.

Creekside 2012 Commercial LLC / Southern Ice Co.

8510 Creekside Forest Drive, Suite E-200

Lot 0515 Block 0509 Section 0386 Village of Creekside Park

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 require the owner revise and resubmit on the following conditions:

- All signage is to fit the message area as defined per the center criteria. The front building sign shall be reduced in scale to 4'-0" in total height.
- The front building sign shall be reverse halo illuminated letters mounted to a backer panel. Cabinets are not permitted per the standards.
- Letters and stand-offs shall be 5-1/2" inches max. in total depth with returns and trim caps red to match letters.
- The north sign is to be non-illuminated FCO letters and logo. Increase the logo size to 16 inches in height and reduce the business clarifiers to 8 inches in height.
- Relocate the proposed sign over the entrance as per the signage criteria and ensure the length does not exceed eight feet total per the criteria.
- The "Southern Ice Co." logo and business clarifier "Crafts, Drafts, Eats" shall be USPTO Registered to display. Registration must be provided within (1) year or risk signage removal.
- No other exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

- 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.

## **XII. Consideration and Action of the Woodlands Community Association (WCA) Residential Applications and Covenant Violations.**

1. Variance request for a proposed concept new home construction that would exceed the maximum allowed living area per the Neighborhood Criteria, includes two driveways that may exceed the maximum amount of width allowed.

Sand Dune Capital LLC

4 Autumn Crescent

Lot 01, Block 04, Section 09 Village of Cochran's Crossing

This item was heard by the full committee. A representative of the item was present and addressed the committee. The committee deliberated regarding the conceptual improvement, potential impact to adjacent properties, the amount of living area proposed, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to deny the concept submission as presented and suggest the owner revise and resubmit a new application on the following conditions:

- Reduce the total square footage of living area to no more than 7800sqft.
- Suggest increasing the space between the lots to create a larger buffer, in consideration for an increase to the proposed size of the home.
- It was also noted by a member that they believe the flood plain on the property may be revised soon and suggested the owner keep that in mind and consider the potential change in floodplain for future proposals including overall slab elevation.
- Provide a tree site survey with an overlay of the proposed house footprint, in order to assess any trees needed for removal. Owner must submit a tree site survey with the proposed home and associated improvements located on the tree survey to show trees and their proximity to the proposed improvements. The proposed landscaping plan at final submission must incorporate reforestation for trees removed.
- The driveway proposal should define the material and any color proposed to be used including any contrasting borders or contrasting motor court materials.

At the time of submission for final new home construction, the committee requires the owner submit the following:

- A comprehensive landscape plan in accordance with the Standards, that also includes additional native evergreen trees for any trees that will be required for removal and defines the size and number. Proposed landscaping should be consistent with the Standards and focus vegetation to soften the view from adjoining property owners, the view from the street and to provide reforestation.
- Be advised all future improvement noted on the plans (fence, pool etc.) must include an application be submitted in advance for review and approval.
- A complete application for all improvements proposed including all final sealed Architectural plans and all final sealed Structural plans.
- A comprehensive drainage plan in accordance with the Standards. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans may be required to be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers
- A construction timeline in accordance with the Standards. Request for additional time must be reviewed for approval. A construction timeline 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.

The motion carried unanimously.

2. Variance Request for a proposed attic conversion that would exceed the maximum allowed living area per the Neighborhood Criteria and the Initial Land Use Designation, which is not in keeping with the Residential Standards.  
Robert Monroe  
42 Lyric Arbor Court  
Lot 14, Block 01, Section 38 Village of Cochran's Crossing  
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 Jim McDaniell to approve the attic conversion on the condition that the owner is able to complete the requirements for amending the Initial Land Use Designation to accommodate the additional living area. Amended Land Use Designation must be approved by all parties and recorded in Montgomery County Courthouse prior to any permitting for the attic conversion. The motion carried unanimously.
3. Consideration and action to pursue amending the Initial Land Use Designation for Cochran's Crossing Section 38, to increase the maximum amount of living area allowed, accommodating proposed room additions and remodel  
Robert Monroe  
42 Lyric Arbor Court  
Lot 14, Block 01, Section 38 Village of Cochran's Crossing  
This item was heard by the full committee. The owner was present and addressed the committee. The committee deliberated regarding the proposal to amend the Land Use Designation to increase the maximum amount of living area allowed, what impact it would have to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to approve the request to pursue amending the Initial Land Use Designation. The motion carried unanimously.
4. Request by the neighbor to appeal the Residential Design Review Committee's approval of a Color Change at 39 Bitterwood Circle.  
Shelley Lawson-Kennedy (Neighbor requesting appeal)  
71 Bitterwood Circle  
Lot 18, Block 01, Section 20 Village of Panther Creek  
Scott Wilson (Owner of home with color change)  
39 Bitterwood Cir  
Lot 10, Block 01, Section 20 Village of Panther Creek  
This item was heard by the full committee. A representative of the item was present and addressed the committee. The committee deliberated regarding the existing improvement, correspondence received by the interested parties, actions of the Residential Design Review Committee, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to table action for a period of 6 months, at which time the Committee will reevaluate the appeal request. The motion carried unanimously.
5. Variance request for a partially completed wood shop that was submitted without the required sealed plans and fees, may encroach in easements and was submitted as a concept.  
Julie Huffman  
23 Brentwood Oaks Court  
Lot 15, Block 01, Section 16 Village of Panther Creek  
This item was heard by the full committee. The homeowner was present and addressed the committee. The committee deliberated regarding the partially completed improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to deny the variance as submitted and require the owner revise and resubmit with the following conditions:
  - Provide sealed plans for the current proposed improvement or;

- Reduce the total square footage by 80 square feet in order to comply with the Standard for a size that does not require sealed plans.
- Include any specifications of the final submission, including any electrical or proposed air conditioning.
- In addition to either option presented, the owner at final action will be required to complete a Memorandum of Agreement requiring the owner acknowledge that the shop will not be converted to livable space. Any future conversions to living area must be applied for, reviewed, and acted upon by the appropriate Committee in advance.

The motion carried unanimously.

6. Variance request for a proposed interior room addition that was submitted without the required sealed plans.

Mary Campana Funderburg

19 Rustic View Court

Lot 15, Block 01 Section 29 Village of Panther Creek

This item was heard by the full committee. Mary Funderburg recused herself from the item. The homeowner was present and addressed the committee. The committee deliberated regarding the proposed improvement, any impact to adjacent properties, and the Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anderson to deny the variance request as presented and require the owner submit the necessary sealed plans in accordance with the Standards. Jim McDaniell abstained from the motion. The motion carried.

7. Variance request for a proposed window replacement and change which is part of a room addition that would require sealed plans.

Mary Campana Funderburg

19 Rustic View Court

Lot 15, Block 01 Section 29 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 Jim McDaniell to approve on the condition the windows meet code and pass final inspection. Mary Funderburg abstained from the motion. The motion carried.

8. Variance request for a proposed basketball goal that encroaches into the five-foot side yard easement.

Charles R Scott

21 Mallard Glen Place

Lot 99, Block 02, Section 03 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 Jim McDaniell to table action on the item to a future meeting. The motion carried unanimously.

9. Variance request for an existing trellis that was not found to be architecturally compatible when reviewed by the Cochran's Crossing Residential Design Review Committee and is not located a minimum of one foot from the property line.

Scott Hale

7 Sparklewood Place

Lot 34, Block 02, Section 32 Village of Cochran's Crossing

This item was heard by the full committee. The homeowner and neighbor were present and addressed the committee. The committee deliberated regarding the existing 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 as presented and require the owner revise and resubmit noting a privacy structure on the condition that meets the standards by relocating the structure a minimum of one foot away from the property line and incorporating integrated vegetation to soften and screen the view.

The motion carried unanimously.

10. Variance request for the existing yard structure that is not located at least 20 feet back from the street pavement edge.

Jennifer Billig

6 Royal Tern Ln

Lot 70, Block 01, Section 24 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the existing improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Anderson 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 solar landscape lights and posts when the owner no longer owns the home, sells, or transfers title, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land.

The motion carried unanimously.

11. Variance request for an existing shed that encroaches the rear easement and exceeds the maximum height allowed for plastic sheds

Margie Sparks

49 Hickory Oak Drive

Lot 38, Block 02, Section 15 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 Jim McDaniell to deny as presented and consent to delay enforcement based upon the execution of a Memorandum Of Agreement requiring the owner and the successor owner, provided the successor is the next generation heir, to remove the shed from the easement when the owner and their heirs no longer own the home, sell or transfer title or when the property is no longer the owner or their heir's primary home. The memorandum will be recorded at the courthouse and binding on the land. Additionally, the owner must ensure placement of the shed does 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 those approvals and may be subject to removal. The motion carried unanimously.

12. Variance request for a proposed driveway expansion that would exceed the maximum allowed width

Hudson Brian Webber

2 W Eden Elm Circle

Lot 21, Block 01, 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 Jim McDaniell to deny the variance and consent to delay enforcement based on the execution of a memorandum of agreement requiring the owner and the next generation heir to remove the shed from the easement when the owner and their heirs no longer own the home, sell or transfer title or when the property is no longer the owner or their heirs primary home. The memorandum will be recorded at the courthouse and binding on the land. Additionally, the owner must ensure placement of the shed does 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 owners responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

13. Variance request to appeal the conditions of approval of the Cochran's Crossing Residential Design Review Committee for a proposed patio cover, to have roofing and materials that are compatible with the dwelling and that matches the environment.

Richard G Holden

26 Gallant Oak Place

Lot 67, 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 Jim McDaniell to approve as submitted and require the owner maintain



native evergreen vegetation to soften and screen the view to adjacent tracks. The committee reserves the right require modification to the ceiling color in the event an impact is received or observed. Additionally, lights must be installed in accordance with the Residential Development Standards. The committee or designee reserves the right to require screens or shielding in the event a lighting impact is received or observed. The motion carried unanimously.

14. Variance request for the proposed patio with step that will be in the rear and side easements.

Lee Roy and Deborah Semones

27 N Autumnwood Way

Lot 35, Block 02, Section 31 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 Jim McDaniell to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the pavers in sand when the owner longer owns the house, or sells or transfers title. The memorandum will be recorded at the courthouse and binding on the land. Action by this committee does not constitute action by any other easement holder or entity it is the owner's responsibility to obtain those approvals and may be subject to removal. 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.

15. Variance request to replace the existing deck located in the side easement.

Kirk Simonds

10707 N Autumnwood Way

Lot 14, Block 01, Section 30 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 Jim McDaniell 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. Additionally, 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.

16. Variance request for an existing driveway widening that exceeds the maximum width allowed.

Colvin Revocable Trust

18 Featherfall Place

Lot 27, Block 01, Section 02 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 Jim McDaniell 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. Action by this committee does not constitute action by any additional easement holder. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.

17. Variance request for the existing window unit that exceeds the maximum install height allowed and is visible from an adjacent street.

Gary Beauchamp

10402 Treeridge Pl

Lot 61, Block 10, Section 12 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 Jim McDaniell to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the ac unit form the wall and repair the brick when the owner no longer owns the home, sells the property or is no longer the primary residence. The memorandum will be recorded at the courthouse and binding on the land. In addition to the committee's consent to delay enforcement, the owner must plant and/or maintain native evergreen vegetation around the air conditioning unit to soften and screen the view from the street and adjacent

property. The motion carried unanimously.

18. Consideration and action for a home business.

Stanley Harville

83 Summer Crest Circle

Lot 20, Block 05, Section 20 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 Jim McDaniell to approve on the following conditions:

- Business is conditionally approved for 1 year. Owner must submit an application for a home business renewal by August 2024.
- All vehicles that are in conjunction with the business operation must be parked in the driveway and not on the street.
- Business must comply with the Residential Development Standards.
- Home Business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee.

The motion carried unanimously.

19. Consideration and action for a Short-Term Rental.

Marija and Tobias Schultz

63 Rockridge Drive

Lot 04, Block 05, 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 Jim McDaniell 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 August 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.

20. Consideration and action for a Short-Term Rental Renewal.

Damian Garcia

12020 S Blackjack Oak Circle

Lot 19, Block 05, Section 03 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 Jim McDaniell 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 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 August 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.

**XIII. 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.

**XIV. Receive, Consider and Discuss presentation by the Development Standards Committee's subcommittee concerning the proposed changes to the Residential Development Standards regarding fences.**

The committee received the presentation from members of the subcommittee.

**XV. Development Standards Committee Member Comments**

Mary Funderburg thanked everyone for their time. Walt Lisiewski commented on the audio quality of the equipment in the meeting room and his intentions of bringing the issue to leadership of The Township. John Anderson asked that the secondary chairs available to the public be placed in a different location or pushed as far back to the corner as possible. Bob Adams thanked everyone for their time. Jim McDaniell stated his appreciation for the difficult decisions the committee is often faced with.

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

There was no action taken on this item.

**XVII. Staff Comments and Reports**

There were no comments or reports given by staff.

**XVIII. Adjourn**

There being no further business there was a motion made by John Anderson and a second by Arthur Bredehoft to adjourn the meeting at 8:56 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 8/17/23

Name (Please Print)	Representing	Address	Agenda #
TED STANLEY	CPVA		PC
Susan Colvin		18 Featherfall	
Doug Colvin		18 Featherfall	16
DAN Purviance		15 Tranquil Glade Pl	T1
Debbie Purviance		15 Tranquil Glade Pl	T1
DAN WHEELER	ISEWAD RDRC	18 HUNTERS CROSSING	<del>XIV</del>
Mary Funderburg		19 Rustic View Ct 77381	6 & 7
Hudson Webber		2 W Eden Elm Cir. 77381	12
ROBERT DICKSON		61 CANTON WOODS DRIVE	13
B e Mank		66 N Sky Skye	(9)
KIRK SIMONDS		10707 N. AUTUMNWOOD WAY	15
Kari Hale		7 SPARKLEWOOD PL	9
Robert Monroe		42 Lyric Arbor Ct	2/3
RENNIE VAN NYK		45 W. Wedgewood Glen.	XVI

# Development Standards Committee Meeting of 8/17/23

Name (Please Print)	Representing	Address	Agenda #
CRISPIN & KRISTEN GLYMPH		18 MIDDLE GATE PL. 77382	B
Michael Wilson	Scott Wilson	18 Amber Sky Pl, 77381	4
Richard Holden	Self	26 Gallant Oak Pl 77381	13
Nathan Hoffman	Self	23 Brentwood Oak Ct 77381	5
<del>WANNANNA</del> WHITNEY LEHMANN	BUILDERZ	4 ALUMIN CRESCENT, 98 HOUTMEAD DRIVE	1
Juan Antonio Abreu	61 Carlton	61 Carlton Woods Dr,	B
Jane Liso	61 Carlton	61 Carlton Woods Dr,	B
Isabel <sup>Graciela</sup> <del>Crawford</del> <sup>Buitrago</sup>	Self	9 Royal Tern Ln.	10
Richard Holmes	Self	4223 Research Forest Dr. Suite 100	C
<del>William Williams</del>	35 SELF	35 Williams	1
Catherine Williams	MIDWAY FAST FOODS	30340 Fin 2978	D