

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 April 17th, 2024, 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

April 17th, 2024, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Walt Lisiewski, Dan Kolkhorst, Bob Adams, John Anderson, Arthur Bredehoft, John Anthony Brown, Mary Funderburg

Staff Present: Kimberly McKenna, Chase Dowling, Jordan Allen, Rick Wohlfarth, Michael Pechanec

I. Welcome.

Chairman Walt Lisiewski welcomed everyone 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 Mary Funderburg with a second by John Anthony Brown. The motion carried unanimously.

V. Public Comment.

There were no public comments made.

VI. Consideration and action regarding the minutes of the meeting of March 20th, 2024.

The minutes of the meetings of March 20th were presented to the committee. It was then moved by John Anthony Brown 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 A, B, C, D, E, F, I, J and Residential items 1, 2, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the residential summary list as presented. 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 final plans for the building addition.

Lootens Place LLC / VillaSport Athletic Club

4141 Technology Forest Boulevard

Lot 6560 Block 0547 Section 0999 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:

- The applicant must obtain a letter from the Fire Marshal that the design is compliant in regard to fire access.
- The parking ratio per The Woodlands Standards suggests 4 - 5 spaces per 1,000 SF, which would be between 373 --465 spaces. 425 spaces provided are conditionally approved.
- The construction area is to be closed in with a 6' tall chain link fence with green mesh screening.
- The storage containers, dumpsters, and portable toilets shall be neutral in color with no visible signage to the public.
- A section of the concrete walkway is to be removed as it is in the footprint of the addition. Small connection concrete pads are conditionally approved to connect the addition to the existing walkways.
- New concrete pads/walkway finish is to match existing walkways and is to be dowelled into existing walkways.
- No new utility connections are required nor approved through the site for the building addition.
- Exterior finishes are to match existing building finishes.
- Roof drains are to tie into internal plumbing to connect to storm drains.
- RTUs are to be fully screened from public view by roof parapets or screen walls. Make sure sound will not reflect off the existing building wall and escape the sound enclosure.
- Sound output levels are not to exceed 65 dB at the nearest property line. The units have a sound output of 82.6 dB at the unit, which at the nearest property line at 110 FT away will yield a sound level of 56 dB.
- Exterior lighting is conditionally approved with a light output level not to exceed 0.1 fc at the property line.
- The exterior light fixture temperature color is to match the existing exterior building lights. All fixtures are to be within 500K color temperature.
- No exterior signage is approved with the review of the building addition.
- The Committee reserves the right to require additional shielding or reduce light output should the need arise.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval or previously approved. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards including, but not limited to approved construction hours.
- 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. Consideration and action for the existing site lighting.

Steele Industries LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 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 John Anderson to approve on the following conditions:

- Lighting levels are conditionally approved as there are Forest Preserves between the property and adjacent residential.
- All exterior fixtures are to match within 500K color temperature of each other fixture.
- Parking Area light fixtures selected are a 4000K color temperature. Revise lighting color to 3000K. Ensure parking light fixtures are not angled and direct light, downward more than outward to reduce glare. Ensure shielding is installed to mitigate light spillage beyond the parking lot and property.
- Revise the clear glass to a translucent material to mitigate direct light glare and intrusion to neighboring properties for Wall Lights B1.
- Monument sign lights are not to be pointed at the street or adjacent property.
- The committee reserves the right to require additional light mitigation including additional plantings, additional shields or reduced color temperature, in the event an impact is received or observed.
- No other exterior improvements are approved. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- 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 the proposed patio improvements with covered metal roofs and screened enclosures and a remodel of an existing covered space converted into a fire riser room.

Warmka Joint Revocable Trust / Willie's Grill & Icehouse

16846 Interstate 45 South

Lot 9020 Block 0555 Section 0999 Village of College 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 approve on the following conditions:

- The exterior work proposal includes saw-cutting concrete drive and trenching through the landscape to install a new 4-inch Fire Main water pipe. Revise the work to connect in the west parking lot island, and auger bore under the drive to the restaurant.
- Owner must provide written consent from adjacent property owner for access and construction.
- Any disturbed landscape is to be replaced like for like.
- Applicant to research and coordinate with AT&T and utilities regarding a large fiber optic comm line that runs in the proposed Fire Line area and route to avoid conflicts.
- Above-grade pipes and valves to be painted (as code allows) Woodlands Green to blend with the surrounding landscape.
- One exterior window at the entry is conditionally approved to be removed. The exterior infill materials are to match exactly the existing materials and are to be blended.
- Materials are conditionally approved to be removed from the exterior columns and prepped for new materials. Columns are to be wrapped with stone veneer finish to match existing.
- Materials are conditionally approved to be removed from the exterior columns and prepped for new materials. Columns are to be wrapped with stone veneer finish to match existing.
- Ceiling work is approved with new headers, soffits, and frame material at exterior patios.
- New aluminum frame systems with motorized roller shades are conditionally approved to be installed around the perimeter of the patios and shall consist of a commercial-grade vinyl shade material with a clear vinyl window.
- The motorized roller shade systems shall utilize a weighted bar system to ensure a wrinkle-free panel when down and in the rolled-up position. The shades shall either be kept all up or all down when in use.
- Motorized roller shades are to always be kept in a clean and well-maintained condition.

- New standing seam metal roofs are conditionally approved to be installed at the existing patio/entry connection and at the new Bar Area Covered Patio. New roofs to match existing ones. Clean old roofs as necessary.
- All new materials are to complement the existing design elements and materials of the building. The exterior of the building shall be fully cleaned and reconditioned to like-new.
- Two (2) ceiling fans with light fixtures are conditionally approved at the new Bar Area covered exterior patio. These fixtures are to match the existing ceiling fans.
- No exterior signage is approved with the review of the building addition. Any illuminated interior signs are to be perpendicular to the windows.
- The DSC Committee reserves the right to require additional shielding or reduce light output should the need arise.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval or previously approved. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- 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. Variance request for two existing reserved parking signs that do not comply with the newly adopted criteria.
Creekside 2012 Commercial LLC / Southern Ice Co.

8510 Creekside Forest Road, 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:

- The background sign color shall match the color (black) of the existing site way-finding signage with white vinyl business name and font characters.
- Sign posts shall be square or round tube and painted to match the sign face. The back of the sign is to be painted to match. No uni-strut posts will be permitted.
- No exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- 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.

- E. Consideration and action for existing and proposed shopping center safety signs.

Indian Springs at Woodlands LTD

6777 Woodlands Parkway

Lot 0500 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 deny as presented and require the owner revise and resubmit on the following conditions:

- All requested safety signs shall match in both appearance and message displayed.
- The safety signs shall have a dark bronze background color with white die-cut vinyl lettering. A ¼" white stroke may be placed around the edge of the sign for a high-end appearance.
- The safety signs shall not face outward towards the parking lot. Revise the locations on the resubmittal unless placement impacts enforcement.
- Reduce the overall number of proposed signs in resubmittal.
- Remove all existing safety signs and repair the façades to like new condition.
- 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.

- F. Consideration and action for the proposed exterior remodel that will require the addition of a temporary dumpster, storage containers and an office trailer.

Woodlands Congregation of Jehovah's Witnesses

12681 Sawmill RD

Lot 0200 Block 0599 Section 0046 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 John Anderson to approve the preliminary plans and require the following at final submission:

- Provide paint color specifications.
- Owner to provide photometric study to include all site lighting (parking lot and building). Site lighting color temperature should be no more than 500K in total variation.
- Provide cut sheets for parking lot and building lighting. All existing and proposed building light fixtures to match.
- The committee or its designee reserves the right to require additional light mitigation including plantings, shields or reduced color temperature, in the event an impact is received or observed.
- Provide cut sheets for HVAC units.
- The committee or its designee reserves the right to require additional screening in the event an impact is received or observed.
- Provide cut sheets for windows and doors.
- No signs 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.
- Must comply with The Woodlands Commercial Planning and Design Standards including, but not limited to approved construction hours.
- 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 contains three lines of copy and does not match the registered name of the business or the monument sign.

Sterling Ridge Development I LP / Leah Zils, DDS

6769 Lake Woodlands Drive

Lot 0500 Block 0499 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, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Tenant to provide a DBA that includes dentist name and all business clarifiers within 90 days. Failure to do so may result in the removal of the sign.
- Repair the façade to a like-new condition to hide ghosting from previous dentist name.
- Allow variance for building sign and monument sign not to match.
- No other exterior signage is approved at this time. All exterior signage, including but not limited to Door Vinyl Graphics must be submitted for review and written Committee approval prior to fabrication and installation.
- 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.

H. Variance request for a proposed monument sign that does not match the building sign.

Sterling Ridge Development I LP / Leah Zils, DDS

6769 Lake Woodlands Drive

Lot 0500 Block 0499 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, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Allow variance for building sign and monument sign not to match.
- Repair and clean monument panel and structure and remove ghosting from all previous signs.
- No other exterior signage is approved at this time. All exterior signage, including but not limited to Door Vinyl Graphics must be submitted for review and written Committee approval prior to fabrication and installation.
- 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.

I. Consideration and action for the proposed color change.

Wal-Mart Real Estate Bus Trst / Walmart

3040 College Park Drive

Lot 9007 Block 0555 Section 0000 Village of College 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 approve the revised plans on the following conditions:

- Exterior masonry (split face CMU in this case) shall not be painted. Split-face CMU that has already been painted may be altered with new paint, but natural, unpainted CMU is to remain unaltered.
- All bollards are to be uniform in color and match the awnings in dark bronze, P217E, with yellow safety stripe.
- 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.

J. Variance request for the proposed final plans for a building addition that requires the removal of parking spaces that will not meet the minimum parking ratio and includes lighting that exceeds the maximum foot candle levels at the property lines.

Wal-Mart Real Estate Bus Trst / Walmart

3040 College Park Drive

Lot 9007 Block 0555 Section 0000 Village of College 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 approve on the following conditions:

- The expansion includes extending connections for storm sewer systems and gas lines. All utilities are to be added in accordance with all codes and safety measures.
- The new grease interceptor system is conditionally approved. The interceptor must be installed to comply with all codes.
- Site signposts are to be revised from U-channel posts to tube-steel or introduce a solid sleeve/covering over the U-channel posts. Posts and backs of signs are to match in color.
- Site parking lot striping is to be highway-grade white reflective paint with the exception of two-way traffic safety markings.

- Details for patterned concrete at the entries and additional protective bollards are conditionally approved. All bollards on site shall match approved color in color change permit dark bronze - P217E with a yellow safety stripe.
- New ramp railings at the grocery pickup expansion are to be finished to match the canopy finish.
- All rooftop-mounted HVAC, refrigeration equipment, etc., are to be screened from view by the building's parapets.
- Two new RTUs are conditionally approved for installation based on adjacency to commercial property and freeway. Units emit 89 dBA at the source; sound levels are not to exceed 65 dB at the property line.
- All new exterior doors and storefronts are to match the existing storefront finishes.
- Conditional approval with a variance is granted for lighting levels to exceed 0.1 fc at the perimeter due to proximity to adjacent commercial businesses only.
- New exterior light fixtures are scheduled at 4000K color temperature, which matches existing light fixture types.
- New parking lot area lighting heads are conditionally approved to be installed on the existing light poles. Ensure all light pole finishes match the new fixture finishes.
- Canopy lighting cut sheets are to be submitted. Light color temperature is to match existing lighting.
- All exterior light fixtures are to match in color temperature within 500K of each other fixture.
- Walmart is conditionally approved for a 6,290 SF building addition to be used as storage for their online grocery pickup program. The improvements may include asphalt paving, concrete sidewalks, pickup parking stall striping, and gas and sewer utility relocations.
- A variance is approved for the parking to be six (6) parking spaces less than required. 840 spaces are required, and 834 are proposed.
- Conditional approval is granted for construction fencing with green mesh screening, access gates, and material and stockpile storage.
- Fire alarm drawings, automatic Sprinkler drawings, and canopy drawings have been deferred. Provide these drawings for review and approval.
- Grocery Pickup-related signage must be submitted under a separate comprehensive signage package to the CSC for review and written response.
- The exterior painting scope was not reviewed in this submission and shall be reviewed separately.
- The scope of work is approved for new translucent panels and metal fascia panels.
- The Vision Center is conditionally approved for the added canopy over the entry.
- Eight skylights are approved for removal, with permanent covers to be installed.
- 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.

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

1. Consideration and action regarding a rehearing request by the owner at 31 Amber Sky Place for an existing pool equipment cover that was conditionally approved by the Development Standards Committee.

31 Amber Sky Place

Lot 18, Block 02, Section 13 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 John Anthony Brown to approve the rehearing request and place on the agenda for May 15, 2024. The motion carried unanimously.

2. Consideration and action for the Sport Court signs and conditions, that were previously denied by the Development Standards Committee with a consent to delay enforcement based upon the execution of a Memorandum of Agreement, and additional conditional requirements
15 Ivy Pond Place
Lots 07 & 08, Block 02, Section 45 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 John Anthony Brown to deny the improvements as presented and consent to delay enforcement based upon the execution of a Memorandum Of Agreement requiring the owner to remove the signs/banners from the sports court when the owner no longer owns the home, sells the property, when the property is no longer the primary residence, or when the signs/banners fall in to disrepair, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. Additionally, the owner must submit an application within 30 days for a wind screen material that will shield the existing banner location from view. Staff to review submission for verification of compliance with the Committee's action. The motion carried unanimously.
3. Consideration and action for the proposed new home construction concept that includes a variance request for a driveway that will encroach into the side easement and will exceed the maximum width allowed.
75 S Longspur Drive
Lot 06, Block 01, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The committee deliberated regarding the conceptually 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 suggest the owner revise and resubmit with the following:
- Privacy wall at the front should respect the front platted building line.
 - Driveway should respect the easement or significantly reduce the amount of encroachment in the easement.
 - Shift house so the parking court and corner of the 2nd story portion of the home respect the fifteen foot side setback.
 - Suggest incorporating sloped roofs to blend into the existing architectural styles in the residential neighborhood.
 - Suggest incorporating additional materials and elements into the design to reduce the commercial appearance of the dwelling.
 - Revised submission should include a tree site survey with the proposed home overlayed and all plans should note number of trees on the lot and the ones proposed for removal. Plan should not include trees that are not on the lot. Calculations should be for the trees on the lot only and should specify the type, size and proposed to keep or be removed.
 - Owner should submit a landscape plan with the reforestation focused on softening and screening the view from the street and adjacent properties and focusing canopy trees at the front of the property.
 - Submit separate applications for the generator, pool if proposed, or any proposed improvements. (plans note future pool).
- The motion carried unanimously.
4. Variance request for proposed concept room addition that will encroach into the front and side setbacks.
23 Southgate Drive
Lot 37, Block 3, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The committee deliberated regarding the conceptually proposed improvements, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Anthony Brown and seconded by Mary Funderburg to deny as presented and require the owner revise and resubmit with a proposal that respects the side and front setbacks, is more integrated into the existing dwelling, and better matches the existing architectural style of the home. The motion carried unanimously.

5. Variance request for the proposed concept second story balcony that will be located in the rear easement.
30 Leisure Lane

Lot 08, Block 01, Section 01 Village of Grogan's Mill Millbend Village

This item was heard by the full committee. The committee deliberated regarding the conceptually proposed improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams to deny as presented and require the owner respect the easement. If the owner plans to resubmit, the committee will require the resubmission, after the maintenance violations are addressed on the property. The motion carried unanimously.

6. Variance request for the proposed concept hobby area and room addition that will exceed the hard surface allowance for the lot.

99 Northgate Drive

Lot 04, Block 05, Section 49 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 John Anthony Brown to approve the concept submission on the following conditions:

- Owner must plant and maintain native vegetation to the side of the improvement to soften and screen the view to the adjacent lot.
- Designated Staff to review final submission for verification of compliance with the Committee's action.
- At the time of submission for final, the owner must submit the following:
- A comprehensive final application that includes, a complete set of sealed drawings in accordance with these Standards. A complete application must be submitted for all improvements.
- All improvements will be required to 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.

The motion carried unanimously.

7. Variance request for the proposed concept room additions that will be located beyond the side setback and will cause the lot to exceed the maximum living area allowed.

6 Lacewing Place

Lot 02, Block 01, Section 59 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the conceptually proposed improvements, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Anthony Brown and seconded by Arthur Bredehoft to conditionally approve the concept submissions on the following conditions:

- Improvements must respect the side setback established on the left (West) side of the lot.
- The materials used for the improvements must match the existing materials on the dwelling/garage.
- The existing driveway must be relocated to align with the entrance to the motor court.
- The total width of the driveway must not exceed the maximum width allowed per the Standards.
- The newly proposed driveway must match in materials to the existing driveway.

Owner must submit final applications for each improvement proposed. Concept incorporates multiple applications. Final submission should include 6 applications:

1. Room addition – laundry room
2. Room Addition- bathroom expansion
3. Room Addition- 2nd story bedrooms 1 & 2
4. Garage addition with 2nd story living area.
5. Patio Cover/Outdoor Living Area
6. Driveway widening / relocation
7. Any Paving.

Submissions should meet the requirements for final submissions. The Standards for major remodeling will be applied to any final actions. Staff to review final submission for verification of compliance with the Committee

Action. The motion carried unanimously.

8. Consideration and action to appeal the conditions of approval by the Cochran's Crossing Residential Design Review Committee regarding a color change

32 Kearny Brook Place

Lot 17, Block 03, Section 1 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the proposed improvement, conditions of approval established by the Residential Design Review Committee, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to deny the appeal and suggest the owner revise and resubmit a new application which would include the siding and brick being painted the same color. The motion carried unanimously.

9. Variance request for an existing fence color that is not one of the approvable fence colors.

82 Simon Lake Lane

Lot 01, Block 01, Section 31 Village of Indian Springs

This item was heard by the full committee. The committee deliberated regarding the existing improvement, comments from nearby owners, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to deny the improvement as presented and require the owner submit a new application which would revise the fence color to meet the Standards. The motion carried unanimously.

10. Variance request for existing trash cart screen that is not set back a minimum of 3 feet from the front façade of the dwelling and the colors and materials are not compatible with the dwelling.

39 South Waxberry Road

Lot 12, Block 03, Section 01 Village of Panther Creek

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the existing improvement, comments from the representative, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to grant a variance for the improvement on the following conditions:

- Owner must relocate the structure not to extend past the property line.
- Owner must position the improvement with the least visibility to the street and adjacent pathway.
- Owner must coordinate with the designated Township staff to revise the location, include screening and minimize impact to adjacent properties. Screening may occur with vegetation, trellis or other privacy structure, to be permitted and acted upon by the designated staff in accordance with the Committee action.

The motion carried unanimously.

11. Variance request for the proposed porte-cochere that will be converted into a garage and encroaches into the side setback.

39 Firefall Court

Lot 24, Block 03, Section 48 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 John Anthony Brown to approve Option 2 on the following conditions:

- The improvement must meet code and pass final inspection.
- Plant and maintain native evergreen vegetation to the side and front of the area to soften and screen the view to the adjacent property and street.
- Approval by this committee does not constitute approval by the additional entities or easement holders.
- 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.

12. Variance request for a proposed concept pool bath that exceeds the maximum hard surface area allowed.

102 E. Capstone Circle

Lot 33, Block 02, Section 40 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 John Anthony Brown to approve on the following conditions:

- The owner must plant and maintain vegetation to the side to soften and screen the view.
- Owner must provide a comprehensive drainage plan in accordance with the Standards and ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- All requirements for final submission must be received and reviewed for compliance with the committee action.
- All improvements must meet code and pass final inspection once final submission is permitted.

The motion carried unanimously.

13. Variance request for a proposed concept patio cover with an incorporated summer kitchen that exceeds the maximum allowed hard surface area allowed.

102 E. Capstone Circle

Lot 33, Block 02, Section 40 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 John Anthony Brown to approve on the following conditions:

- The owner must plant and maintain vegetation to the side to soften and screen the view.
- Owner must provide a comprehensive drainage plan in accordance with the Standards and ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- All requirements for final submission must be received and reviewed for compliance with the committee action.
- All improvements must meet code and pass final inspection once final submission is permitted.

The motion carried unanimously.

14. Variance request to amend a condition of approval for a proposed swimming pool acted on by the Cochran's Crossing Residential Design Review Committee to reduce the hard surface area to be within the maximum amount allowed.

38 Biscay Place

Lot 15, Block 01, Section 21 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 John Anthony Brown to approve as presented with an allowance for the hard surface not to exceed 3 % over the maximum or no more than 53%. Additionally, the owner must plant and maintain one 30 gallon native evergreen tree in accordance with the Residential Design Review Committee's original condition of approval. The motion carried unanimously.

15. Variance request for an existing storage shed that exceeds the maximum allowed floored area and height.

71 N Crossed Birch Place

Lot 05, Block 01, Section 50 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 John Anthony Brown 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 from the home when the shed is in disrepair, the owner no longer owns the home or transfer of title. Additionally, the owner must plant and maintain significant native evergreen vegetation 7 feet tall at the time of planting, around the shed to soften and screen the improvement to the adjacent property and street. Additionally, the owner must paint the shed to match/be compatible with the home. The memorandum will be

recorded at the court house and binding on the land. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as define in the Residential Development Standards. The motion carried unanimously.

16. Variance request for an existing patio and paving that encroaches the ten foot rear and five foot side easements, exceeds the maximum hard surface area allowed and has a walkway where portions are located less than 1ft from the side property line and may exceed 4 ft in width.

11 West Woodtimber Court

Lot 06, Block 02, 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 John Anthony Brown to approve as presented. 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 additional entity. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

17. Variance request for the existing fence that exceeds the maximum height allowed.

39 Watertree Dr

Lot 12, Block 02, Section 44 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 John Anthony Brown to approve as presented. The motion carried unanimously.

18. Consideration and action for an existing home business renewal: survival swim lessons

15 Mellow Leaf Court

Lot 22, Block 02, Section 18 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 John Anthony Brown to approve on the following conditions:

- All lessons should be no greater than 30-45 minutes of instruction.
- No lessons should occur during the lunch hour of 12:30 am- 1:30p.m.
- Operating Hours for the Home Business are scheduled as needed on the condition the owner will still communicate with the neighbor on the dates once set.
- All parking related to the home business must be located in the homeowner's driveway. No parking on the street is allowed in conjunction with the business.
- Lesson make-up days due to inclement weather are restricted and only allowed when email notification is submitted to adjacent property owner, notifying the owner of the makeup lessons outside of the noted schedule.
- You can reach the owner at virginia.arenz@gmail.com
- Lesson scheduling for infant to young toddler aged children will be given preferred morning scheduling.
- Schedule for 2024 & 2025 April- August Hours between 11am--4pm.
- No lessons scheduled over observed Holidays
- Lessons may not be scheduled in consecutive weeks.
- Owner must reapply in two years for a renewal.
- Home Business can be revoked at any time for a violation of the standards or at the discretion of the Development Standards Committee.

The motion carried unanimously.

19. Consideration and action regarding an existing home business

285 E. Golden Arrow Circle

Lot 19, Block 01, Section 18 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 John Anthony Brown to approve the Home business application for one year. Owner must submit renewal application no later than April 2025

- All parking related to the home business must be located in the driveway. No parking on the street is allowed in conjunction with the business.
- Owner must adhere to the Residential Development Standards regarding home business including but not limited to, parking, address may not be placed in a public medium and may not cause impact to the neighborhood.
- The committee may revoke the home business application at any time.
- Applicant must remain in compliance with all Residential Development Standards.
- The committee reserves the right to rehear the item in the event an impact is observed or received.

The motion carried unanimously.

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

33 Crystal Lake Ln

Lot 4, Block 1, Section 5, 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 John Anthony Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

- 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 to accept the revised Fence Standards.**

The committee considered the proposed revisions. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to accept the revised Fence Standards and allow legal counsel, designated staff Kim McKenna and the Development Standards Committee Designee John Anderson, to make any final adjustments needed.

- XIV. Development Standards Committee Member Comments**

The committee thanked everyone for their time, commented on concerns for tree removals without permit, mentioned an article written about short term rentals within the Houston area, stated that the HARC proposal is being worked on, thanked the Residential Design Review Committee members who attended the meeting, and commented on the increased involvement of the committee members.

- 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**

There were no staff comments made or reports provided.

- XVII. Adjourn**

There being no further business there was a motion made by John Anderson and a second by John Anthony Brown to adjourn the meeting at 7:14 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 4/17/24

Name (Please Print)	Representing	Address	Agenda #
Luis E. Sanchez		39 S Waxberry Rd	10
Jamie Kramer		15 Melrose Leaf Ct	18
Chris Hinton		39 Firefall Ct	11
James Hermes		39 Firefall Ct	11
Sarah Menes		285 E. Golden Arrow Cir.	19
MIGUEL ESPEJEL		4141 Technology Forest .	A
Mallory Martin	Walmart	11700 Katy Freeway ^{Houston} TX 77079	I + J
Juan Antonio Abreu	Steele	61 Carlton Woods Dr.	B
HAN ZILS	HAN ZILS	6169 Lake Woodland Dr. Suite A	GH
CRISPIN + KRISTEN GLYMPT	GLYMPT	18 MIDDLE GATE PL	B
Alexander Georgi		99 Northgate Dr	16
Christina DesRoches		15 Godewood Reserve Ln.	
ERIC JAMES RICHIE			F