

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 June 19th, 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

June 19th, 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, Neslihan Tesno, Delilah Campos, Rick Wohlfarth, Michael Pechanec

Counsel Present: Bret Strong, Peter Falivene

I. Welcome.

Chairman Walt Lisiewski welcomed everyone 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 5:06 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. John Anderson was not present for the motion. The motion carried.

V. Public Comment.

There were no public comments made.

VI. Consideration and action regarding the minutes of the meeting of May 15th, 2024.

The minutes of the meetings of May 15th were presented to the committee. It was then moved by Arthur Bredehoft and seconded by Bob Adams to approve the minutes as presented. John Anderson was not present for the motion. The motion carried.

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

These items were reviewed by the committee. The lists consisted of Commercial items A, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T and Residential items 2, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the commercial summary list as presented. John Anderson was not present for the motion. The motion carried. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to approve the residential summary list as presented. John Anderson was not present for the motion. The motion carried.

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

The committee recessed into executive session at 5:18p.m.

IX. Reconvene in Public Session.

The committee reconvened into public session at 5:37p.m.

X. Consideration and action of items in review and consultation with legal counsel, regarding improvements and enforcement compliance matters with the Covenant and Standards.

X.1 Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

34 Silver Maple Place

Lot 5, Block 1, Section 3 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and his attorney were present. A resident spoke up regarding the Montgomery County Animal Shelter. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. Bob Adams abstained from the motion. The motion carried unanimously.

X.2 Consideration and action regarding a renewal of a home business – Wood working.

3 Regan Court

Lot 19 Block 01, Section 54 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowners were present. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to conditionally approve as follows:

- Hours of operation limited to Saturday and Sunday 9am to 3 pm.
- Garage door must stay shut during home business hours.
- Remove address from any advertisement.
- Permit is valid for six months, if no complaints received during that time, then staff can extend for an additional year.
- 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.

X.3 Consideration and action regarding security barrier compliance with the Covenant and Standards and to proceed with legal action for compliance.

18 Bough Leaf Place

Lot 37, Block 01, Section 40 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the item, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the pursuit of legal action and authorize our attorneys 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.

- X.4 Consideration and action regarding security barrier compliance with the Covenant and Standards and to proceed with legal action for compliance.

14 Bough Leaf Place

Lot 36, Block 01, Section 40 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the item, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the pursuit of legal action and authorize our attorneys 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.

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

- A. Variance request for the proposed preliminary plans for the renovation of an existing tenant space that includes modifications to the storefront entry and addition of building lighting and has a color change that does not comply with the shopping center criteria.

CSHV Woodlands LP / Haverty's

1560 Lake Woodlands Drive

Lot 7175 Block 0599 Section 0999 Village of Town Center

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

- The façade shall be painted colors that match the Pinecroft Center façade color change that was performed a couple of years ago: SW Alabaster, SW Worldly Gray, SW Dovetail, SW Gauntlet Gray, and SW Pure White. Update all plans with approved color scheme in final submission.
- Remove LED cove lighting as no other tenants within the inline retail center have any cove or accent lighting. A consistent, continuous appearance shall be maintained. Update all plans to remove the lighting reference in final submittal.
- The exterior of the building shall structurally remain the same as existing, with the removal and replacement of the storefront system to allow for a central entry door location and larger window panes with a dark mullion system. Any structure behind the storefront that is visible to the exterior shall be painted black to conceal from view.
- Field evaluate the west and north facades to determine if the entire exterior requires a refresh coat of paint.
- The cart corral, the guard rail at the front of the store, and the trash compactor at the rear of the store will be removed. Patch and repair any walls or concrete to a like-new condition and match adjacent finishes.
- Exterior glass shall not be mirrored.
- All fire protection devices and locations are to meet local fire codes.
- All new plumbing and fixtures are to meet local code and ADA requirements.
- Verify all roof drains are free and clear of debris for adequate roof drainage.
- All gas pipes are to be inspected, repaired, and painted to meet local codes.
- Existing RTUs will remain in place to continue service. Any new or replacement units shall be submitted for review and approval. All exterior HVAC equipment shall be screened from public view.
- New interior light fixtures are not to affect the exterior appearance of the store.

- Existing wall sconce lights at the entry façade are approved to remain existing. All other exterior light fixture output colors are to match the existing wall sconce lights within 500K color temperature.
- The DSC committee reserves the right to require additional shielding or reduce light output as required.
- 4000K color temperature wall pack lights are to match the color temperature of the existing front wall sconces. All exterior lights are to match in color temperature.
- Staff or designee may approve final submittal.
- No signage is approved. All signage must be submitted from a sign vendor for review and approval to the CSC.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

B. Consideration and action for the proposed permanent containers to be located at the rear of the tenant space.

CSHV Woodlands LP / Haverty's

1560 Lake Woodlands Drive

Lot 7175 Block 0599 Section 0999 Village of Town Center

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 at the site and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by Bob Adams to table the request in order to allow the owner to consider possible design ideas for an enclosure to screen the containers. The motion carried unanimously.

C. Consideration and action for the proposed concept plans for the flat roof replacement that will require staging and storing of materials and dumpsters in locations across the main campus.

Diocese of Galveston / St. Anthony of Padua Catholic Church

7801 Bay Branch Drive

Lot 0001 Block 0000 Section 0039 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 concept plans for the roof replacement and require final submission to include the following:

- Owner is to provide a timeline for construction with start date and proposed completion date. If additional time is needed, owner is to contact Covenant Administration staff regarding a time extension.
- Owner to provide and an updated site plan confirming size and scope of material storage and location of dumpsters and scaffolding throughout the project.
- Staff or designee may approve final submittal.
- No other improvements or signage are approved at this time. All permanent improvements must be submitted for review and written approval by the Committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards including but not limited to work must take place during approved construction hours: 6:00 AM – 8:00 PM, Monday through Friday and 8:00 AM – 8:00 PM, weekends and holidays.
- 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 the existing monument sign that does not contain the street address numbers or neutral background color and exceeds the maximum number of text colors.

Forest Lodging Group LLC / Super 8 by Wyndham

28673 Interstate Highway 45 N

Lot 0220 Block 0350 Section 1000 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. 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:

- Sign panels to be as a routed aluminum panel with white acrylic backer topped with color vinyl overlay.
- Sign panel border to be modified from green to black.
- Address numbers to be added to each side of the sign either centered or in the corner closest to the street.
- Tile border to be cleaned and refinished to like-new condition.
- Formal planting bed to be installed on both sides of sign in accordance with the standards.
- No other signs or permanent improvements are approved unless otherwise previously approved. All permanent improvements must be submitted for review and written approval by the Committee 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.

Arthur Bredehoft, Mary Funderburg, and Walt Lisiewski opposed the motion. The motion carried.

- E. Variance request for three existing building signs that do not contain individual channel letters and exceed the maximum height and number of signs allowed.

Forest Lodging Group LLC / Super 8 by Wyndham

28673 Interstate Highway 45 N

Lot 0220 Block 0350 Section 1000 Village of Research Forest

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:

- No other signs or permanent improvements are approved unless otherwise previously approved. All permanent improvements must be submitted for review and written approval by the Committee 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.

- F. Variance request for the proposed building sign that exceeds the maximum width allowed according to the criteria.

Woodlands Sarofim#1 LTD / Matt Powers Custom Homes & Renovations and Laura Powers Property Group

1440 Lake Front Circle, Suite 150

Lot 0570 Block 0599 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 Arthur Bredehoft and seconded by Walt Lisiewski to approve on the following conditions:

- All signs and permanent improvements must be submitted for review and written approval by the Committee 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.

- G. Consideration and action for the proposed monument tenant panel.

Woodlands Sarofim#1 LTD / Matt Powers Custom Homes & Renovations and Laura Powers Property Group

1440 Lake Front Circle, Suite 150

Lot 0570 Block 0599 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 Arthur Bredehoft and seconded by Walt Lisiewski to approve on the following conditions:

- Landscaping bed to be maintained in accordance with the standards.
- All signs and permanent improvements must be submitted for review and written approval by the Committee 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. Consideration and action for the proposed generator.

Woodlands Land Development Company LP/American Tower Corporation

8100 Ashlane Way

Lot 0800 Block 0499 Section 0000 Village of Sterling Ridge

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 table the item to a future meeting. The motion carried unanimously.

I. Variance request for the proposed staging area for the installation of a chiller replacement which may extend beyond the allowed construction hours.

The Woodlands Commercial Property Co (location of staging and storing area)

1212 Lake Robbins Drive

Lot 2502 Block 0599 Section 0999 Village of Town Center

Town Center 72 LLC / Woodforest Bank (location of chiller replacement)

1330 Lake Robbins Drive

Lot 7200 Block 0599 Section 0999 Village of Town Center

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

- The applicant must obtain approval in writing from the owner in order to use the area adjacent to their parcel for staging and storing and the owner of the parcel must sign the owner certification, hold harmless, waiver and release of liability. Copy of approval must be submitted to the Covenant Administration Department staff.
- The general contractor is free to install a 6' tall chain link perimeter construction fence with mesh screening.
- The applicant is conditionally approved for a staging area in the east ground-level parking lot for a maximum of 3 days sometime during the months of June/July. Applicant is to contact the Covenant Administration Department prior to installation to identify the days in use.
- The improvement must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

J. Variance request for the proposed rooftop chiller replacement that may occur outside of the allowed construction hours.

Town Center 72 LLC / Woodforest Bank

1330 Lake Robbins Drive

Lot 7200 Block 0599 Section 0999 Village of Town Center

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

- The applicant is conditionally approved for installation for a maximum of 3 days during the months of

June/July. Applicant is to contact the Covenant Administration Department prior to installation to identify installation date. Copy of approval must be submitted to the Covenant Administration Department staff.

- Work may be performed at night if the county will only close the intersection at night.
- Any new piping supply, electrical, curbs, isolation pads, etc., required shall be installed or modified as required per the manufacturer's installation guidelines.
- Overall sound output at a property line is not to exceed 65 dB. This unit at 30' away is 99 dB, rendering the unit's sound output at ground level negligible.
- No other exterior modifications are 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 such as Montgomery County. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

K. Consideration and action for the existing electric vehicle charging stations.

Kohl's Illinois Inc

16640 Interstate Highway 45 South

Lot 9027 Block 0390 Section 2000 Village of College Park

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:

- Blue lights at top of unit needs to have dimming or capability or ability to be turned off; and in the event an impact is received or observed, the committee or their designee may require adjustments to the blue trim light.
- No other exterior permanent improvements are approved unless previously 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.

L. Variance request for the existing reserved parking signs that do not comply with the newly adopted criteria.

Avon Real Estate Management LLC / Whataburger

30330 FM 2978 Road

Lot 0200 Block 0458 Section 0046 Village of Sterling Ridge

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

- The posts and backs of signs shall be painted black to match the flex mount and to provide a clean, high-end finish.
- The base mounts are to be placed for optimum vehicle clearance but shall not impede ADA walkway requirements.
- Posts are to always remain vertical. Replace mounts that can no longer adequately support the post and sign panel.
- Consider relocating signs 6, 7, and 8 to allow for additional dine-in parking closer to the entrance.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or previously approved. All exterior signage 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.

- M. Variance request for two existing monument signs that do not match the registered name of the business or the building sign, exceed the maximum logo and overall size allowed and do not include address numbers.

AR Business, LLC / Woodland Buzzy Bee

2101 Buckthorne Place

Lot 0880 Block 0547 Section 0006 Village of Grogan's Mill

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

- The posts and backs of signs shall be painted black to match the flex mount and to provide a clean, high-end finish.
- The base mounts are to be placed for optimum vehicle clearance but shall not impede ADA walkway requirements.
- Posts are to always remain vertical. Replace mounts that can no longer adequately support the post and sign panel.
- Consider relocating signs 6, 7, and 8 to allow for additional dine-in parking closer to the entrance.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or previously approved. All exterior signage 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.

- N. Consideration and action for the proposed ATM machine and surround replacements.

IMI Market Street LLC / Wells Fargo

9595 Six Pines Drive, Suite 300

Lot 7113 Block 0599 Section 0999 Village of Town Center

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

- Revise the backer panel to plain white.
- Remove the yellow lighting element.
- Repaint the bollards to match the cream canopy color of the Drive-Thru.
- The Walk-Up unit has an exterior canopy with mounted light. If the red awning is to remain existing, recommend reconditioning to like new.
- The ATMs must be installed fit and flush with the façade for a clean and secure fit.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval. All exterior improvements must be submitted for review and written Committee approval 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 existing ATM machine protective barrier.

JPMorgan Chase Bank of Texas NA / Chase

3097 College Park Drive

Lot 9056 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 Arthur Bredehoft and seconded by Walt Lisiewski to approve on the following conditions:

- The ATM security gate and all safety bollards at the drive-thru and around the building shall be painted

to match the "Taupe" column body color.

- Items shall be painted with a durable exterior grade enamel per the manufacturer's recommended preparation and application instructions.
- 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.

P. Consideration and action for the existing ATM machine protective barrier.

JPMorgan Chase Bank of Texas NA

8201 Kuykendahl Road

Lot 0750 Block 0257 Section 0750 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 on the following conditions:

- The ATM security gate and all safety bollards at the drive-thru and around the building shall be painted to match the "Cream" canopy body color.
- Items shall be painted with a durable exterior grade enamel per the manufacturer's recommended preparation and application instructions.
- 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.

Q. Consideration and action for the existing ATM machine protective barrier.

JBD Partners LP / Chase Bank

9590 Six Pines Drive

Lot 9013 Block 0599 Section 0999 Village of Town Center

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

- The ATM security gate and all safety bollards at the drive-thru and around the building shall be painted to match the cream column body color.
- Items shall be painted with a durable exterior grade enamel per the manufacturer's recommended preparation and application instructions.
- 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.

R. Consideration and action for the existing ATM machine protective barrier.

JPMorgan Chase Bank of Texas NA

10010 Woodlands Parkway

Lot 0500 Block 0458 Section 0046 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 following conditions:

- The ATM security gate and all safety bollards at the drive-thru and around the building shall be painted to match the "Taupe" column body color.
- Items shall be painted with a durable exterior grade enamel per the manufacturer's recommended preparation and application instructions.
- 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.

S. Consideration and action for the existing ATM machine protective barrier.

JPMorgan Chase Bank of Texas NA
10665 Kuykendahl Road

Lot 0502 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 Arthur Bredehoft and seconded by Walt Lisiewski to approve on the following conditions:

- The ATM security gate and all safety bollards at the drive-thru and around the building shall be painted to match the "Cream" column body color.
- Items shall be painted with a durable exterior grade enamel per the manufacturer's recommended preparation and application instructions.
- 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.

T. Consideration and action for the existing ATM machine protective barrier.

JPMorgan Chase Bank of Texas NA
8507 West New Harmony Trail

Lot 0330 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 Arthur Bredehoft and seconded by Walt Lisiewski to approve on the following conditions:

- The ATM security gate should be painted to match the existing bollard color.
- Items shall be painted with a durable exterior grade enamel per the manufacturer's recommended preparation and application instructions.
- 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.

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

1. Variance request for the concept submission of a proposed new home construction that would exceed the maximum living area allowed and includes a driveway that exceeds the maximum width allowed.

10713 N Autumnwood Way

Lot 12, Block 01, Section 30 Village of Grogan's Mill

This item was heard by the full committee. A representative for the item was present and addressed the committee. Additional interested parties were also present and addressed the 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 Mary Funderburg to conditionally approve on the following conditions and revisions at final submission:

- Deny driveway as presented and require the owner revise and resubmit to comply with the Residential Development Standards.
- Include all hardscapes in the calculations for final submission.
- Revise plans to define Texas basement and calculate as living area.
- Submit separate applications for each improvement. (pool, generator etc.)
- Revise tree site survey to identify trees on the lot only, which are proposed for removal and to remain. The tree site survey must include the types and sizes of the trees.

- Revise drainage plan to define the overall site and any site topography, include the dimensions for the piping, catch basins and drain outlets. At final submission the drainage plans will need to define the items listed above and 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. Please reference the applicable Standard.
- Include sample board or renderings to define overall colors and materials proposed.
- Landscape Plan and Construction Timeline are in compliance and comprehensive and can be submitted as is for final submission. Landscape plan may require adjustments at final if final submission includes tree removals, not represented on the concept.
- Suggest reducing the left side garage elevation overhang to reduce impact to neighboring property.
- Suggest reducing roofing fascia's.

The motion carried unanimously.

2. Variance request for the concept submission of a proposed garage with related driveway addition that will encroach into the side setback and would exceed the maximum hard surface area allowed.

39 N Longspur Court

Lot 07, Block 04, Section 45 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 Mary Funderburg and seconded by Arthur Bredehoft to approve on the following conditions:

- The improvements must meet code and pass final inspection.
- Owner must plant and maintain vegetation to the side of the garage and toward the front yard, to soften and scree the view of the garage addition from the neighboring lot and the street.
- Owner must ensure placement of the improvement does not halt or materially impede drainage.

The motion carried unanimously.

3. Variance request for the concept submission of a proposed tennis court that will encroach into the rear setback, would exceed the maximum hard surface area allowed, includes trees proposed for removal, and has a twenty foot tall green fence that exceeds the maximum height allowed and is not an approvable color.

39 N Longspur Court

Lot 07, Block 04, 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 Walt Lisiewski and seconded by Arthur Bredehoft to deny the conceptually proposed tennis court and suggested the owner revise and resubmit a proposal which would respect the setback and not require any trees needing to be removed. The motion carried unanimously. Dan Kolkhorst was not present for the motion.

4. Consideration and action for the appeal by the Neighbor at 42 Treescape Circle for the Color at 46 Treescape Cir.

42 Treescape Circle (appeal requestor)

Lot 53, Block 01, Section 16 Village of Cochran's Crossing

46 Treescape Circle (owner of improvement)

Lot 52, Block 01, Section 16 Village of Cochran's Crossing

This item was heard by the full committee. A representative was present and addressed the committee. Other interested parties were present and addressed the committee. The committee deliberated regarding the improvement, comments from the individuals present, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to deny the request to appeal the color, affirm the Residential Design Review Committee's original action and affirm the existing color is approved. The motion carried unanimously.

5. Consideration and action to appeal a condition of approval by the Panther Creek Residential Design Review Committee regarding a tree removal permit.

38 Grey Finch Court

Lot 32, Block 06, Section 28 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the request, conditions of approval, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Mary Funderburg to deny the variance as submitted, affirm the action of the Residential Design Review Committee, and request the owner provide an arborist report for any concerns regarding health of the tree or any hazardous concerns related to the health of the tree. The motion carried unanimously.

6. Variance request for the proposed exterior paint color that was not considered to be architecturally compatible with the existing character of the neighborhood when acted upon by the Grogan's Mill Residential Design Review Committee.

2827 S Logrun Circle

Lot 03, Block 02, Section 02 Village of Grogan's Mill

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 Walt Lisiewski and seconded by Arthur Bredehoft to approve as submitted. John Anderson and Bob Adams opposed the motion. The motion carried.

7. Variance request for proposed driveway widening that would exceed the maximum width allowed.

78 North Skyflower Court

Lot 20, Block 03, Section 22 Village of Panther Creek

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 Mary Funderburg to deny the variance as submitted and suggest the owner revise and resubmit a proposal which would comply with the Standards. The motion carried unanimously.

8. Variance request for a proposed tree removal that does not meet conditions for removal per the Residential Standards.

8 Warbler Place

Lot 52, Block 01, Section 07 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to deny the variance as submitted and request the owner provide an arborist report for any concerns regarding health of the tree or any hazardous concerns related to the health of the tree. The motion carried unanimously.

9. Variance request for the existing light on the garage that was considered to cause and unreasonable glare when viewed from an adjacent lot, when it was acted upon by the Grogan's Mill Residential Design Review Committee.

29 Greenfield Pl.

Lot 56, Block 01, Section 24 Village of Grogan's Mill

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve as presented. The motion carried unanimously.

10. Variance request for an existing color change for a fence color that is not an approved fence color.

79 Simon Lake Lane

Lot 28, Block 01, Section 31 Village of Indian Springs

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the improvement, impact to adjacent properties, and the

applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Mary Funderburg to approve as presented. The motion carried unanimously.

11. Variance request for a proposed patio cover that encroaches the rear 40 foot setback.

34 Summer Port

Lot 09, Block 03, Section 42 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to approve on the condition the improvements meet code and pass final inspection. Additionally, the owner must maintain the existing vegetation to soften and screen the view. Staff to review upon completion to determine if sufficient screening is met with the existing vegetation. Owner must ensure improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

12. Variance request for a proposed fence that does not comply with the style requirements per the Neighborhood Criteria

110 N Floral Leaf Circle

Lot 37, Block 01, 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 Mary Funderburg and seconded by Arthur Bredehoft to approve as submitted and advise the staff to revise the Neighborhood Criteria to reflect the current fence designs existing in the neighborhood.

Fence height is approved as submitted. All security barrier fencing must comply with code in accordance with the Residential Development Standards. The motion carried unanimously.

13. Variance request for existing paving that is located in the front yard and encroaches into the twenty-five-foot front platted building line.

38 W Mistybreeze Circle

Lot 10, Block 06, Section 01 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to approve on the condition the owner plants and maintain native evergreen vegetation on between the patio and new walkway as well as in front of the new walkway, so soften and screen the view. The motion carried unanimously.

14. Variance request for an existing decorative swing located in the front yard.

11 Copperleaf Drive

Lot 01, 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 Mary Funderburg and seconded by Arthur Bredehoft to approve on the condition the owner maintain the existing trailing vine existing on the swing and plant and maintain a landscape bed in front of the swing, between the street and the driveway, to soften and screen the view from the street. Suggest a landscape bed integrated into the existing tree in front of the swing. Vegetation should be installed around the tree in front of the swing, to soften and screen the view from the street. Additionally, the owner should plant and maintain landscaping beds or potted plants to each side of the swing posts to integrate landscaping around the front yard swing. The motion carried unanimously.

15. Variance request to appeal the conditions of approval to plant and maintain one (1) thirty-gallon native canopy tree in the rear yard for the purposes of reforestation, as defined in the Residential Standards.

61 S Hidden View Cir

Lot 01, Block 02, Section 17 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 Mary Funderburg and seconded by Arthur Bredehoft to approve and rescind the condition to require plantings. Lot has substantial tree canopy. The motion carried unanimously.

16. Consideration and action for an existing home business.

38 Carriage Pines Court

Lot 17, Block 02, Section 35 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to approve the Home business application one year.

Owner must submit renewal application no later than June 202. Additionally:

- 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.

17. Consideration and action of a Short Term Rental application.

19 E White Willow Circle

Lot 22, Block 02, Section 03 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft 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 June 2025. 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.

18. Consideration and action of a Short Term Rental application.

6 Amber Fire Place

Lot 02, Block 02, Section 19 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 Mary Funderburg and seconded by Arthur Bredehoft 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 June 2025. 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.

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

74 S. Hidden View Place

Lot 07, Block 01, Section 17 Village of Cochran's Crossing

WITHDRAWN

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

30 Quiet Oak Circle

The Woodlands TX 77381-3159

Lot 46, Block 02, 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 Mary Funderburg and seconded by Arthur Bredehoft 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.

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

11 East Trillium Circle

Lot 12, Block 01, Section 19 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 Mary Funderburg and seconded by Arthur Bredehoft 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.

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.

No action was taken on this item.

XIV. Development Standards Committee Member Comments

The committee thanked everyone for their time and commented on the status of the HARC review. Mary Funderburg stated that she may not be in attendance at the next meeting. John Anderson commented that adding returns for board and batten siding should be included as a discussion item on the next joint RDRC meeting agenda. Arthur Bredehoft commented regarding the passing of John Passero, a former RDRC member for the Village of Alden Bridge, and his contributions to the community.

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

No action was taken on this item.

XVI. Staff Comments and Reports

There were no staff comments or reports made.

XVII. Adjourn

There being no further business there was a motion made by John Anderson and a second by Mary Funderburg to adjourn the meeting at 9:22 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 6/19/24

Name (Please Print)	Representing	Address	Agenda #
Ken Parker	Self	14 Bough Leaf Pt	X4
Stanley & Deola Wilburn	Self	7 Windflower Pl	
MITCHELL DAVIS	Haverty's	1560 Lake Woodlands	A & B
Phil Tolmonti	Self	10713 N. Autumnwood Way	1
Bill Cheek	Self	34 Silver Maple Pl	X1
Ching Kwei Kang	Self	38 Carriage Pines Ct.	16
Prokris Yakubovich	Self	18 Bough Leaf Pl.	X3
Yolli	Cheek	34 Silver Maple Pl.	X1
Chirag Bhakta	Self	28673 I-45 N	D & E
Janine Braun	St Anthony	7801 Bay Branch	C
Chuck Holmes	Self	61 S. Hidden View Circle	15
Laine Powers & Matt Powers	Self	1440 Lake Front Suite 150	F & 6
Hector J. Vazquez	Self	29 Green Field Place	9
BRYAN STARK	WDH	10713 Autumnwood Way	1

Development Standards Committee Meeting of 6/19/24

Name (Please Print)	Representing	Address	Agenda #
RAY WILSON	ALLISON DRIVER	38 W. MISTY BREEZE	13
SERGIO ORTIZ		34 SUMMER PORT	11.
Jeremy Bennett	Jeremy/Mary Bennett	3 acen Court	X2
WORTH KRENYTZKY	VANEGAS VAZQUEZ	33 GREEN FIELD PLACE	#9
Sahil Kulkarni		23 Wistful Vista Pl	
BREANNA HOLZSCHERER	RIGHT POOR CAPITAL	46 TREESCAPE CIR	4
Kent Lora Golaszewski	42 Homeowner	42 Treescape Circle	4
Jaylin Billig	self	6 Royal Tern Lane	9
Kelli Cox		13233 Autumn Ash	
Werner Baer	self	79 Simon Lake Ln	10