

## **PUBLIC MEETING MINUTES**

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

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on November 21<sup>st</sup>, 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**

**November 21<sup>st</sup>, 2024, at 5:00 p.m.**

**The Woodlands Township**

**2801 Technology Forest Boulevard**

**The Woodlands, Texas 77381**

### **MINUTES**

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

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

**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 5:00 p.m.

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

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

**V. Public Comment.**

There were no public comments made.

**VI. Consideration and action regarding the minutes of the meeting of October 16<sup>th</sup>, 2024.**

The minutes of the meetings of October 16<sup>th</sup> were presented to the committee. It was then moved by John Anthony Brown and seconded by Walt Lisiewski 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, F, H, I, K, L, M, N, O, P, Q, R, T, U, W, X, Y, and Z, and Residential items 2, 3, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 24, and 25. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve the commercial summary list as presented. The motion carried unanimously. There was a request to remove Residential item #6 from the summary list. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the residential summary list as amended. The motion carried unanimously.

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

The committee did not recess for an executive session.

**IX. Reconvene in Public Session.**

The committee did not recess for an executive session.

**X. Consideration and Action of The Woodlands Association(TWA) Residential Applications and Covenant Violations.**

**T1.** Variance request for the proposed circular driveway that exceeds the maximum allowed width, and the front property line does not meet the minimum width required for circular driveways per the Standards.

19 South Sage Sparrow Circle

Lot 09, Block 03, Section 11 Village of Creekside Park

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 Arthur Bredehoft and seconded by Walt Lisiewski to deny the circular and suggest owner submit revised plan with widening the existing driveway to 18' plus 18" borders. The motion carried unanimously.

**T2.** Variance request for proposed tree removals that do not meet the Standards for removal.

43 Cobble Gate Place

Lot 14 Block 01, Section 02 Village of College Park

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 Arthur Bredehoft and seconded by Mary Funderburg to deny the request as proposed and affirmed the action of the Residential Design Review Committee. The motion carried unanimously.

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

**A.** Consideration and action for the proposed sign criteria update.

TW VOGMVC LLC – Grogan's Mill Village Center

7 Switchbud Place

Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill

2230 Buckthorne Place

Lot 0410 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 John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Add material colors on the elevation pages.
- Monument signs require the address number on the top street side or centered location on the sign itself, applicable to the street it faces.
- Provide criteria and specifications for pad site monument signs consistent with the Commercial Planning and Design Standards.
- At the time of repair/replacement to the existing pad site monuments signs, the pad site owners will need to revise and resubmit in accordance with the newly adopted criteria.
- Reduce the height of the A4 directional signs. Remove shopping center name on back of signs.
- For Tenant Suite Number Identity (A8) – Add the font type to the sheet.
- Page 30– Item #5 under general guidelines , add "Business Clarifiers will be reviewed on a case-by-case basis."
- Revise language regarding door and window graphic surface installation. Door and window graphics are to be installed on the interior surface unless prohibited by tinting of glass.
- Remove "Registered" reference regarding logos. Revise to include language to address logotypes so they are not to be considered in color.
- Remove comment on Page 34: Trademark or copyright marks prohibited.
- Revise Page 30– Item 1b under B. Colors – Returns on letters and logos, not or.
- Establish maximum size allowed for menu boards: 2'x3' or 3'x4'. Encourage a standardized (Property Standard).
- If logos are permitted to be in color, provide a few color images in criteria.
- Revise Page 19 to match page 48.
- Correct spelling of "facia" to "fascia" on pages 30, 37, 38, 39, 40.
- Owner to revise and resubmit for review and verification of compliance with the Committee's action by the staff.
- All signs are to be applied for and approved prior to fabrication and installation.

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

The motion carried unanimously.

B. Variance request for the proposed reserved parking signs that do not comply with the criteria.

Centro NP Holdings 12 SPE LLC / Herreras Mexican Kitchen & Bar

9420 College Park Drive, Suite 300

Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

This item was heard by the full committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Dan Kolkhorst to deny as presented and require the owner revise and resubmit on the following conditions:

- Revise the sign color to a dark bronze color with white text.
- Signs to be digital print adhered to aluminum panels, standard size of 12x18 inches.
- The signpost is to be a black square metal tube (uni-strut not permitted) with the sign back to be painted black.
- Revise to one permanent post-mounted sign and one column-mounted sign.
- The signage must comply with The Woodlands Commercial Planning and Design Standards and the center criteria.
- 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 existing pool chiller replacement.

Lootens Place LLC / Villa Sport Athletic Club & Spa

4141 Technology Forest Boulevard

Lot 6560 Block 0547 Section 0999 Village of Research Forest

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Dan Kolkhorst to table and require the owner obtain a third party sound engineering company to provide sound data related to the chiller. Report should include readings next to the unit, at the property line and at the most adjacent residential property lines that back up to this property. Require the applicant apply for sound dampening material at the same time as the sound report. Owner is to present this report to be heard by the committee at their January 23, 2025 meeting. Owner is to ensure the chiller is operating correctly. Owner is to keep chiller off except for testing purposes until the item is heard again at the January 23<sup>rd</sup> meeting. The motion carried unanimously.

D. Variance request for the existing directional signs that contain a logo and are not permanently mounted.

Regency Centers LP / The Republic Grille

4775 W. Panther Creek Drive, Suite 490

Lot 0283 Block 0045 Section 0040 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 reviewed the proposal, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Sign is to have two posts and the overall height cannot exceed four feet from natural grade.
- Signs to have dark bronze background with white lettering.
- Sign posts to be black.
- Signs are to be double-sided.
- No more than three directional signs are approved. Two signs to be located on the interior landscape Island closest to the restaurant and installed perpendicular to each other so that the sign faces each street. The third

sign to be located across the street from the curbside parking area. All signs to be located on Regency Centers property. The landscape island closest to Gosling should not have a directional sign.

- Owner to revise and resubmit sign plans and provide site plan with location of signs for review and verification of compliance with the Committee's action by the staff no later than April 1, 2025.
- Must comply with Commercial Planning and Design Standards.
- This action of this 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. Variance request for the existing curbside parking signs that do not comply with the criteria.

Regency Centers LP / The Republic Grille

4775 W. Panther Creek Drive, Suite 490

Lot 0283 Block 0045 Section 0040 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 reviewed the proposal, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Maximum of five curbside signs allowed.
- Design to be revised to be 12" x 18" metal sign panel.
- Posts are to be permanent. Unistrut design not permitted.
- Owner to revise and resubmit for review and verification of compliance with the Committee's action by the staff no later than April 1, 2025.
- Must comply with Commercial Planning and Design Standards.
- This action of this 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 existing landscape lighting.

Regency Centers LP / The Republic Grille

4775 W. Panther Creek Drive, Suite 490

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Lights are to be kept in good order and repair.
- Must comply with Commercial Planning and Design Standards.
- This action of this 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 to amend the approved plans for the existing curbside pickup signs.

2978 Colonnade Group LP / Gringo's Tex Mex

30420 FM 2978 Road, Suite 400

Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Dan Kolkhorst to deny as presented and require the owner revise and resubmit based on the following conditions:

- Tenant must install the posts in accordance with the approved plans, with the exception the installation can occur in the artificial turf instead of the sidewalk.
- Tenant may install round or square poles, but not Unistrut.
- Installation should be mounted with concrete footings.

The motion carried unanimously.

H. Consideration and action for the proposed bike rack.

2978 Colonnade Group LP / Gringo's Tex Mex  
30420 FM 2978 Road, Suite 400

Lot 0110 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 John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- The bike rack is to be surface mounted to the exterior walkway.
- Revise color of bike rack to dark bronze.
- All hardware shall be dark bronze to include a decorative finish cap to cover all anchor bolts.
- The bike rack shall not interfere with ADA requirements.
- No other permanent improvements are approved except for as submitted and otherwise previously approved. All 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 and the retail center criteria.
- 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. Variance request for the proposed building sign that exceeds the maximum letter height and overall length allowed and includes a logo that exceeds the maximum size allowed and is not trademarked.

14-GRN Green Tree LLC Et Al / Coba Mexican Sensation  
10110 Woodlands Parkway, Suite 900

Lot 0300 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 John Anderson and seconded by Dan Kolkhorst to deny as presented and require the owner revise and resubmit on the following conditions:

- Remove logo from building sign. Revise and resubmit with corresponding letter proportions.
- The building sign is to be white reverse illuminated channel letters stud mounted to the façade. A black trim or outline is not permitted.
- All other exterior signage, including window graphics and monument sign panels, must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards and the center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

J. Consideration and action for the existing security gates.

2978 Colonnade Group LP / Pedego Electric Bikes  
30420 FM 2978 Road, Suite 180

Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Applicant is allowed security gates but must submit a revised design, set to the interior of the building and designed to be an accordion style side folding shutter type or overhead rolling design. Applicant to work with staff on approvable designs. Examples include Louis Vuitton and Tiffany's in Market Street.
- Applicant could also consider the installation of security window film instead of the metal gates.
- The applicant may also consider applying for additional modest signage (such as window graphics) indicating theft deterrents are installed.
- Recommend a glass break sensor alarm be installed as well to immediately notify of break-in attempts.

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

The motion carried unanimously.

K. Consideration and action for the proposed ATM machine and surround replacements including signage.

Indian Springs at Woodlands LTD / Wells Fargo

6621 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 John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- ATM to be installed fit and flush with the island for a clean and secure fit.
- The proposed security bollards are to be painted to match the color of the drive-thru canopy columns. All bollards are to match on the site.
- The ATM integrated security gate shall blend with the design style of the ATM.
- Revise the ATM panel wrap to plain white.
- Remove the white banding lighting element.
- Lighting elements must be capable of dimming.
- The new unit is to be installed per the manufacturer's recommended preparation and installation directives.
- The DSC reserves the right to shield, limit, 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 improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with 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 monument sign panel that does not match the building sign.

Sterling Ridge Dev II LP / Snikeris Family Dentistry

6704 Sterling Ridge Drive, Suite G

Lot 0550 Block 0499 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 John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- A variance is approved for the business name to contain less information than the building sign.
- The property manager/owner is required to:
  - Recondition the sign and notify the tenants of any changes. All business names and address numbers shall be replaced. All changes require an application and approval prior to the issuance of a permit.
  - A healthy landscape around the monument sign shall be re-established.
- Must comply with The Woodlands Commercial Planning and Design Standards and the center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

M. Variance request for the existing LED lighting that exceeds the maximum foot candle levels allowed at the property lines.

Forest Crossing Associates V LTD

4545 Research Forest Drive / 9001 Forest Crossing Drive

Lot 6900 Block 0051 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 John Anderson and seconded by Dan Kolkhorst to deny as presented and require the owner revise and resubmit on the following conditions:

- Light color temperature indicated as 5000K on the parking area lights. Revise all lighting to be within the range of 3500K-4000K. All exterior lighting colors shall closely match being within 500K color temperature in total deviation.
- Aim the parking area light fixture heads down to be perpendicular to the ground.
- Provide Cut sheets for all exterior wall pack lights installed. Light shields are to be added to the wall packs to direct light downward to the ground and reduce light pollution glare.
- Photometric study indicates foot candles slightly exceed 0.1 at the north, south, and west property lines which are adjacent to commercial properties. Lighting levels will be considered appropriate at this time.
- The DSC reserves the right to require additional light shielding or reduced light output should the need arise.
- Must comply with The Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

N. Consideration and action for the existing facade improvements.

Latrelle's College Park LP / Wendy's

3032 College Park Drive

Lot 9006 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 John Anderson and seconded by Dan Kolkhorst to deny as presented on the following conditions:

- The corrugated metal panels shall also be installed on the East and West upper facades to match the front for a consistent design aesthetic.
- The painted building banding shall be revised to a darker earth tone color to better blend with the other building elements.
- Paint the roof ladder, back door, trim, utility boxes, and menu board frame dark bronze to match the other accessory items.
- Patch and repair areas to like-new where awnings have been removed from the building.
- Provide a scope of work/drawings showing the intent to add panels, including any color changes within 30 days or not later than December 21, 2024. No further construction may take place until the plans are approved by staff or the designee and the permit is issued.
- Wendy's is to thoroughly power wash and clean the exterior of the building to a like new condition.
- Submit new signage to the Community Standards Committee for review.
- 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.

O. Consideration and action for the existing facade improvements.

Latrelle's College Park LP / Wendy's

6670 Woodlands Parkway

Lot 0300 Block 0592 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 John Anderson and seconded by Dan Kolkhorst to deny as presented on the following conditions:

- The corrugated metal panels shall also be installed on the East and West upper facades to match the front for a consistent design aesthetic.
- The painted building banding shall be revised to a darker earth tone color to better blend with the other building elements.
- Paint the roof ladder, back door, trim, utility boxes, and menu board frame dark bronze to match the other accessory items.
- Patch and repair areas to like-new where awnings have been removed from the building.

- Provide a scope of work/drawings showing the intent to add panels, including any color changes within 30 days or not later than December 21, 2024. No further construction may take place until the plans are approved by staff or the designee and the permit is issued.
- Wendy's is to thoroughly power wash and clean the exterior of the building to a like new condition.
- Submit new signage to the Community Standards Committee for review.
- 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. Variance request for the existing reserved parking signs that do not comply with the criteria and advertise products available within the business.

FCPT Holdings LLC / Chili's Restaurant

1110 Lake Woodlands Drive

Lot 0655 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 John Anderson and seconded by Dan Kolkhorst to deny as presented and require the owner revise and resubmit on the following conditions:

- Remove "Gift Cards Available" reference from sign post.
- Panels to be dark bronze face panels with white vinyl text indicating the space number and instructions to receive an order.
- Remove the company name/logo.
- Paint the signposts and panel backs dark bronze to match the sign faces. Unistrut posts are not allowed. Sign posts to be uniform height.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or 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.

- Q. Variance request for the existing door vinyl graphics that do not comply with the shopping center criteria regarding color, size, letter height and location.

Regency Centers LP / TCBY Frozen Yogurt

4775 W. Panther Creek Drive, Suite 150

Lot 0285 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to deny as presented and require the owner revise and resubmit in accordance with the Shopping Center Criteria. The motion carried unanimously.

- R. Variance request for the existing door vinyl graphics that include a tagline, contain a logo that is not registered and do not comply with the shopping center criteria regarding size and location.

Regency Centers LP / Robichau's Jewelry

4775 W. Panther Creek Drive, Suite 245B

Lot 0285 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to deny as presented and require the owner revise and resubmit on the following conditions:

- Graphics to comply with the Shopping Center Criteria, but name may displayed on both doors.
- Remove tagline if not part of the registered name of the business.



- If a logo is proposed, the logo must be registered with the USPTO or Texas Secretary of State within one year following the issuance of the permit.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the action 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 temporary staging area.

KM Marcel Crossing II LLC / Lumos

8000 McBeth Way, Suite 190

Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

This item was withdrawn and was not heard by the committee.

T. Consideration and action for the existing temporary staging area for holiday storage containers.

Wal-Mart Real Estate Bus Trust

10001 Woodlands Parkway

Lot 0100 Block 0078 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 John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Containers are to be neutral in color and shall be screened by an 8' tall construction fence with mesh screening at all times.
- Any sandbags used to support the fence shall be interior to the fence.
- The fence screening shall be kept in like new condition. Any torn areas shall be replaced.
- No signage is approved with this submittal.
- The storage area is approved to remain in place from 10/10/2024 through 02/02/2025.
- Must comply with The Woodlands Commercial Planning and Design Standards and the retail center criteria.
- 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.

U. Consideration and action for the proposed renovation to the building façade and patio.

IMI MSW LLC / Local Public Eatery

9595 Six Pines Drive, Suite 100

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 John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Follow the manufacturer's installation guidelines for the stucco cladding and protect the existing brick from adjacent finish modifications.
- Revise plans to indicate soffit will match Onyx. All materials and installations are to comply with local codes and requirements.
- Include necessary installation details and sections and the manufacturer's cut sheets for awning-style garage doors.
- Exterior TVs shall have no exposed wiring. No signage is to be included on any of the fixtures or equipment, and the fans and suspended heaters shall fit tight to the ceiling with electrical and gas lines concealed from view.
- Exterior modifications include the installation of black film where interior finishes cover windows; existing doors and windows are to remain in place unless noted otherwise per schedule. The 18" wainscot is to be a charcoal grey.
- Portions of the low stone walls up front are proposed to be replaced with metal railing systems and are approved as submitted. Ensure clean transitions between the materials.
- A 12' tall construction wall is approved for construction with this permit; However, the owner is required to submit an application for the proposed graphics and any other signage with the CSC. The applicant is to

consider lifestyle images with one panel dedicated to including the business name, logo, and anticipated opening timeline.

- All construction items shall be within a minimum 6-foot-tall construction fence with mesh screening in a neutral color such as black, green or brown.
- All servicing and construction shall take place during construction hours as defined per The Woodlands Commercial Planning and Design Standards.
- The sloped roof structures for the restaurant are conditionally approved to be replaced with Spanish Tile Roofing, color Dark Onyx (black) as the color finish to complement the exterior design of the building.
- The pergola cover system that must comply with all local codes.
- Thermally modified wood is conditionally approved for use.
- The front patio is not to extend past any build line easement.
- The existing patio floor finish is noted to remain—patch and repair to like-new condition as required.
- Speakers are to blend with the patio material finishes.
- Directional fans are to have black housing and be minimal in quantity. Fans at the restaurant entry shall be integrated into the entry soffit.
- Artificial turf is to be environmentally friendly with no micro-plastics or petrochemical-based products.
- Maintenance items such as hoses shall be stored inside when not in use. Consider an integrated watering system be added to the planters.
- Plantings are to be maintained in a healthy condition at all times.
- No signage will be considered for approval at this time. A complete and separate submittal shall be submitted to the CSC for review.
- The committee reserves the right to require additional provisions for light shielding or reduced light output as required.
- 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.

V. Consideration and action for the proposed ATM machine and surround replacements including signage.

Indian Springs at Woodlands LTD / Wells Fargo

6621 Woodlands Parkway

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

This item was withdrawn and was not heard by the committee.

W. Consideration and action regarding the status report and maintenance timeline.

24 Waterway, LLC

24 Waterway Avenue

Lot 2640 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 John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Work is to be completed no later than March 31, 2025 in accordance with their submitted timeline. Owner to communicate any delays or changes to the timeline no later than January 31, 2025, and may be subject to modifications in order to accommodate community events occurring around that time.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the action of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

Patrick Kelly JJ / Constructable

4200 Research Forest Drive, Suite 500

Lot 0500 Block 0051 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 John Anderson and seconded by Dan Kolkhorst 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 legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Patrick Kelly JJ / Allstate Insurance

4200 Research Forest Drive, Suite 90

Lot 0500 Block 0051 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 John Anderson and seconded by Dan Kolkhorst 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 legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Forest Crossing Association IV LTD

9100 Forest Crossing Drive

Lot 4900 Block 0051 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 John Anderson and seconded by Dan Kolkhorst 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, if not resolved by December 15, 2024. 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 legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

1. Variance request for the proposed new home concept that will encroach into the 10-foot side setback.

8 Cedarwing Ln

Lot 23, Block 01, Section 32 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 proposal, 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 deny the improvement as proposed and suggested revisions and a resubmission which would include respecting all setbacks with an allowance for an encroachment of up to 5 feet on the left (Northwest) side setback. The resubmission should be in accordance with the requirements outlined in the Residential Development Standards. The motion carried unanimously.

2. Consideration and action to amend part of the Initial Land Use Designation for Section 20 of Grogan's Mill.

5 Coralvine Court

Lot 57, Block 02, Section 20 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the pursuit of an Amended Land Use Designation to increase the Living Area allowance to 4000 square feet, provided the owner obtain approval from the Developer and successfully completes the requires notarized signatures. The motion carried unanimously.

3. Variance request for the proposed new home concept that will exceed the maximum living area allowed and require an amendment to the Initial Land Use Designation.

5 Coralvine Court

Lot 57, Block 02, Section 20 Village of Grogan's Mill

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

- At final submission the owner must include drainage plan, landscaping plan and construction timeline all in accordance with the Residential Development Standards. Landscaping plan should only include trees and shrubs on the approved planting list.
- After final plans are submitted the owner will be required to install and maintain Construction fencing, tree protection fencing, and erosion control. The fencing must be installed prior to the issuance of the final permit. Once installed, it must be verified and approved by a member of our staff. Once the required fencing is verified to be in place, the final permit will be issued which will have the following conditions applied:
- At final the owner must submit and adhere to a drainage plan and will be required to obtain a document from the sealer of the drainage plan, certifying the installation was in accordance with his sealed plan. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- Staff to review final submission for verification of compliance with the Committee's actions.
- Once final submission occurs and is permitted, the owner must adhere to the construction timeline in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.
- Please be advised at final submission all improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
  - Keeping of Contractor Vehicles on the lot.
  - Continued maintenance of the lot in good order and repair.
  - Adherence to drainage plan including installation, inspection, and certificate of completion.
  - Dumpster or other waste containers stored on site.
  - Portable Restroom Facilities stored on site.
- At final be advised the staff will perform periodic site inspections each week for compliance with the New Home Construction Standards.
- All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot, and maintained in good order and repair.
- Owner must submit an application and obtain approval prior to installation for all proposed improvements in addition to the house. (for example, generators, pools, fences, etc.)
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

This action is for the concept only and specific to the home and driveway.

The motion carried unanimously.

4. Variance request for the proposed metal roof style that is not one of the approved standing seam or stone coated metal types.  
42 South Windsail Place  
Lot 38, Block 01, Section 33 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 proposal, comments from the representative, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve as presented. The motion carried unanimously.
5. Variance request for a walkway and paving that exceeds the maximum allowed hard surface area.  
27 Shearwater Place  
Lot 51, Block 05, Section 04 Village of Cochran's Crossing  
This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Mary Funderburg to approve on the condition the owner submit a sealed drainage plan and ensure placement of the improvements does not halt or materially impede drainage in accordance with the Standards. The motion carried unanimously.
6. Variance request for pavers that will encroach into the five-foot side easement.  
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. A neighbor was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve on the condition the owner submits a comprehensive drainage plan. Owner must ensure placement does not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by any additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. Staff to verify implementation of submitted drainage plan upon completion. John Anderson abstained from the motion. The motion carried unanimously.
7. Variance request for the proposed pergola and summer kitchen that will encroach into the 10 foot platted building line.  
3 Sweetleaf Court  
Lot 01, Block 04, Section 22 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to deny the variance and require the owner modify the patio cover to respect the platted building. The motion carried unanimously.
8. Variance request for the proposed pool that will encroach into the 10 foot platted building line.  
3 Sweetleaf Court  
Lot 01, Block 04, Section 22 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to deny the variance and require the owner modify the pool to respect the platted building. The motion carried unanimously.
9. Variance request for the existing second story balcony, the was submitted with plans that are not comprehensive.  
27 Havenridge Drive  
Lot 70, Block 02, Section 10 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner submit a privacy

structure (trellis, living wall, privacy planters for review and action, that obstructs the view of the second story balcony from the adjacent properties. Additionally all improvement must meet code and pass final inspection. The motion carried unanimously.

10. Variance request to appeal the Residential Design Review Committee conditions of approval for a swimming pool permit to not remove one of 14 trees requested, and replant and maintain seven native canopy trees anywhere on the lot.  
47 E Summer Storm Circle  
Lot 12, Block 01, Section 31 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the appeal of the Residential Design Review Committee's action based upon the arborist report and allow the additional tree that was removed and revise the suggested replants in accordance with the Arborist report. Including the requiring the recommended replant of five 15 gallon trees and selecting tree species that have a medium-sized canopy at maturity, or are considered "under-canopy" trees, that are appropriate for the space to ensure sustainable growth and landscape health. The motion carried unanimously.
11. Variance request for the existing fence that does not match the pre-approved fence styles and may be built construction side out in the rear  
1 East Wavy Oak Circle  
Lot 26, Block 09, Section 07 Village of Panther Creek  
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 Arthur Bredehoft and seconded by Walt Lisiewski to deny as presented. Suggest the owner redesign the fence to match the approved design and/or relocate the trellis section out of the easement and integrate with landscaping to screen the trellis. The motion carried unanimously.
12. Variance request for an existing fence that was rebuilt with the construction side facing out from the lot visible to a pathway.  
2811 Crossvine Circle  
Lot 23, Block 05, Section 06 Village of Grogan's Mill  
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 Arthur Bredehoft and seconded by Mary Funderburg to deny the variance and require the owner revise the portions of the finished side out that are visible to the street or the pathway and park at the rear. The motion carried unanimously.
13. Variance request to appeal the staff conditions of approval to plant and maintain native evergreen vegetation tall enough at the time of planting (2 to 3 30-gallon native canopy trees) to the right of the structure for the purposes of screening as defined in the Residential Standards, and to not encroach the right side easement  
31 Jadestone Court  
Lot 04, Block 02, Section 57 Village of Cochran's Crossing  
This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative and the applicable Residential Development Standards. It was then moved by John Anthony Brown and seconded by Walt Lisiewski to approve without the required plantings and allow an encroachment of no more than 3 feet into the easement as allowed by the Standards for play structures. The motion carried unanimously.
14. Consideration and action to amend the conditions of approval by the Development Standards Committee for the proposed living area addition with a requested tree removal that encroaches into the twenty-foot rear setback.  
42 Cloudleap Place  
Lot 95, Block 02, Section 05 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve an amendment to the conditions of approval. Allowing improvement to be approved on the following conditions:

- Improvement must meet code and pass final inspection.
- Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards.
- IN the event a drainage issue is received or observed after installation the owner will be required to submit a sealed drainage plan and may require additional modifications to the improvement to mitigate drainage matters. These may include but are not limited to subsurface drains, catch basins and inlets, installation of gutters to redirect the flow of water or tie into sub surface drains.

The motion carried unanimously.

15. Variance request for a proposed rear fence that would exceed the height allowed.

42 Dunlin Meadow Drive

Lot 02, Block 01, 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 Mary Funderburg to approve as presented. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Additionally, if the fence serves as a pool barrier, fence must meet code and pass final inspection.

The motion carried unanimously.

16. Variance request for a proposed retaining wall that would encroach the rear 20ft easement, but exceeds the height allowed for encroachment into an easement.

54 Bellweather Court

Lot 08, Block 01, Section 46 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the retaining wall on the condition no portion of the wall compromise a pool barrier for the home or adjacent lot. The motion carried unanimously.

17. Variance request for existing driveway material constructed with black gravel

46 Palmer Crest

Lot 03, Block 03, Section 55 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner install low level landscape beds around the recently installed trees to soften and screen the view from the street, Owner must also maintain the existing trees and allow to mature. The motion carried unanimously.

18. Variance request for a power generator that encroaches the ten foot side easement

6 Hollymead Drive

Lot 07, Block 01, Section 08 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve as presented on the conditions the improvement meets code and passes final inspection. Action by this committee does not constitute action by any other entity or easement holder. It is the owner's responsibility to obtain approval from any other entity. All improvements must comply with the Standards. Including, installation is in accordance with the manufacturer's specifications and timing of self-testing cycle set to occur during daytime hours. If necessary, the committee will consider additional remedies as necessary to reduce noise levels if determined to be an impact in the future and must also be screened so that it is not visible at ground level on any adjacent street or property. The motion carried unanimously.

19. Variance request for an existing power generator that encroaches the ten-foot side sanitary easement, which is not in keeping with the Residential Standards.

14 Long Lake Place

Lot 28, Block 01, Section 24 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve as presented on the conditions the improvement meets code and passes final inspection. Action by this committee does not constitute action by any other entity or easement holder. It is the owner's responsibility to obtain approval from any other entity. All improvements must comply with the Standards. Including, installation is in accordance with the manufacturer's specifications and timing of self-testing cycle set to occur during daytime hours. If necessary, the committee will consider additional remedies as necessary to reduce noise levels if determined to be an impact in the future and must also be screened so that it is not visible at ground level on any adjacent street or property. The motion carried unanimously.

20. Variance request for an existing power generator that encroaches the ten-foot rear utility easement  
75 E Shadowpoint Circle

Lot 21, Block 05, Section 08 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve as presented on the conditions the improvement meets code and passes final inspection. Action by this committee does not constitute action by any other entity or easement holder. It is the owner's responsibility to obtain approval from any other entity. All improvements must comply with the Standards. Including, installation is in accordance with the manufacturer's specifications and timing of self-testing cycle set to occur during daytime hours. If necessary, the committee will consider additional remedies as necessary to reduce noise levels if determined to be an impact in the future and must also be screened so that it is not visible at ground level on any adjacent street or property. The motion carried unanimously.

21. Variance request for existing paving with incorporated firepit that encroach into the ten-foot rear utility easement  
19 S Regent Oak

Lot 05, Block 01, Section 46 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

22. Consideration and action of a Short Term Rental application.  
7 E Indian Sage Circle

Lot 47, Block 01, Section 12 Village of Cochran's Crossing

This item was withdrawn and was not heard by the committee.

23. Consideration and action of a Short Term Rental application.  
22 E Stony Bridge Court

Lot 06, Block 04, Section 10 Village of Cochran's Crossing

This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by November 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.

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

Shellie Stuart

52 Marabou Pl

Lot 20, Block 04, Section 25 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Brandyn and Diane Eberly

90 Wind Whisper Ct

Lot 52, Block 02, Section 38 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 legal counsel 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 commented on investigating short term rentals that are operating without permit, thanked everyone for attending the meeting, and wished everyone a Happy Thanksgiving.

**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 made or reports given.

**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 8:17 p.m. The motion carried unanimously.

**Development Standards Committee Meeting of \_\_\_\_\_**

<b>Name (Please Print)</b>	<b>Representing</b>	<b>Address</b>	<b>Agenda #</b>
Bruce Light	SELF	50 PEBBLE HOLLOW CT.	H C
MIKE WOODPAK	SELF	46 Pebble Hollow Ct	XI C
Sonia Woodfill	Self	46 Pebble Hollow Ct	H C
Eva Shih	Self	6 Cedarwing Ln.	I
Richard Loasby	Pedego	30420 FM 2978 STE 180	J
Laurie Loasby	Pedego	30420 FM 2978 STE 180	J
ALLIE ADAMS W / ASHTON ADAMS	SELF	46 Palmer Crest	17
Karen Ester	Self	35 Jadesboro Court	13
Joe Radice	Rakla	42 S. Windsail	4
Julian Shepherd	Self	22 Bough Leaf Pl.	6
Matt Powers	Self	5 Coralvine	2
Boris Yakubovich	Self	18 Bough Pl	6
Ella Yakubovich	Self	18 Bough Pl	6
Kevin Reichling		31 Jadesboro	1 E

**Development Standards Committee Meeting of \_\_\_\_\_**[illegible]

# DSC meetings

## Public Comment Roster The Woodlands Township

Date: 11/21/24

Page 1 of ~

	NAME	ADDRESS	PHONE / EMAIL	SUBJECT / AGENDA ITEM	REPRESENTING	HAND-OUT	
						YES	NO
1	AL FLORES	2601 Underwood Rd			OPINIONS MEXICAN K-12		GH
2	Rusty FREEMAN	47 E Summer Street Cir			SELF		
3	Scott D. Smith	29 N Havenridge Dr			Self		
4	Brian O'Donal	27 N Havenridge Dr			Self		
5	Rick Dixon	8 CEDAR WING			Burdon		
6	Tracee Palafox	8 Cedar Wing			Self		
7	Keri Bowman	42 Dunhill Meadows Dr			Self		

### Guidelines for Participating in Public Meetings

Participation by members of the public in open meetings of the Board of Directors is welcomed and encouraged, subject to the following guidelines:

- Each person wishing to address the Board must first sign the Speaker's Roster provided by the Board Secretary.
- Individuals who wish to make general announcements, address a topic that is not included on the agenda, or who wish to address specific agenda items must do so under the "public comments" agenda item at the beginning of the meeting.
- Individuals will be limited to a total of three (3) minutes regardless of the number of topics, and individuals who provide and utilize a translator will be limited to a total of six (6) minutes.
- Speakers will be taken in the order in which they sign up. Any speaker on a single subject may yield their time to another speaker on the list.
- State Law prohibits the Board from formally acting on a specific item or public comment unless it appears on the posted agenda. Therefore, any Board discussion of items not included on the posted agenda is limited to questions for clarification and whether or not the item should be placed on a future Board agenda.
- Speakers may express their opinions or viewpoints on an issue, but are not permitted to participate in the debate on an issue.
- Speakers will not use profanity.
- Comments from speakers can be made to the Board as a whole or to an individual director(s).

Policies regarding Board Meetings have been developed to produce the most efficient and effective process for allowing constituents to address the Board. Thank you for attending this meeting. Your participation is always appreciated.

08/28/2019

# DSC meetings

## Public Comment Roster The Woodlands Township

Date: 11/21/24

	NAME	ADDRESS	PHONE / EMAIL	SUBJECT / AGENDA ITEM	REPRESENTING	<del>HAND OUT</del>	
						YES	NO
1	Susan Ertel	35 Sadestone Ct.			myself		
2							
3							
4							
5							
6							
7							

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08/28/2019