

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 January 3rd, 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

January 3rd, 2023, 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, Marcy Shaw, Rick Wohlfarth, Michael Pechanec

I. Welcome.

Chairman Walt Lisiewski welcomed all those who were present to the meeting.

II. Pledge of Allegiance.

Chairman Walt Lisiewski led the room in reciting the Pledge of Allegiance to the United States Flag and to The Texas State Flag.

III. Call Meeting to Order.

Chairman Walt Lisiewski called the meeting to order at 5:00 p.m.

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

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

V. Public Comment.

There were no public comments made.

VI. Consideration and Action to appoint a Chairman and Vice Chairman of the Development Standards Committee for the 2024 term.

The committee acted to determine the Chair and Vice Chair to serve on the Development Standards Committee for the 2024 meeting year. It was moved by Arthur Bredehoft and seconded by John Brown to elect Walt Lisiewski to serve as Chairman of the Development Standards Committee. The motion carried unanimously. It was then moved by John Anderson and seconded by Arthur Bredehoft to appoint Dan Kolkhorst to serve of Vice Chair of the Committee. The motion carried unanimously.

VII. Consideration and action regarding the minutes of the meeting of November 15th, & December 7th, 2023.

The minutes of the meetings of November 15th and December 7th 2023, were presented to the committee. It was then moved by Arthur Bredehoft and seconded by Bob Anderson to approve the minutes as presented. John Anthony Brown abstained from the motion. The motion carried unanimously.

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

These items were reviewed by the committee. The lists consisted of Commercial item B and Residential items T1-T5, T8, T9, 2, 3, 4, 5, 6, 7, 8, 18, 20, 21, 22, 23 and 24. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented. The motion carried unanimously. It was

then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the residential summary list as presented. The motion carried unanimously.

IX. 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.

X. Reconvene in Public Session.

The committee did not recess for an executive session.

XI. Consideration and Action of The Woodlands Associations (TWA) Residential Applications and Covenant Violations.

T1. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Sergio Cesar

30 Long Hearth Place

Lot 33, Block 2, Section 5 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 **(by maintaining pool and pool pump, by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and by removing dead vegetation and excessive pine needles from view)** 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. The motion carried unanimously.

T2. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Delso Ramon Erazo

79 East Stedhill Loop

Lot 23, Block 2, Section 99 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 **(by submitting an application and obtaining approval for home business)** 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. The motion carried unanimously.

T3. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Shelby Rae Leger

6 Musk Rose Court

Lot 39, Block 1, Section 80 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 (**by submitting an application and obtaining approval for fence replacement**) 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. The motion carried unanimously.

T4. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Bruce P & Aimee Irby

90 North Brooksedge Circle

Lot 18, Block 2, Section 58 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 (**by submitting an application and obtaining approval for pool barrier fence replacement**) 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. The motion carried unanimously.

T5. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Francisco B Leon & Berta B Golderos

23 Vista Mill Place

Lot 30, Block 1, Section 11 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 (**by submitting an application and obtaining approval for pool barrier fence replacement and stain**) 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. The motion carried unanimously.

T6. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Abelardo Basurto Reyes

91 North Acacia Park Circle

Lot 4, Block 4, Section 28 Village of Alden Bridge

Resolved

T7. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Kelly Tischendorf & Erin D Geerlings

34 Lamps Glow Place

Lot 48, Block 2, Section 5 Village of Alden Bridge

Withdrawn

T8. Variance request for an existing patio cover that does not have the required sealed plans (by licensed architect, engineer or building designer per the Standards).

Magdalene Cazares Coursey Revocable Trust

22 North Star Ridge Circle

Lot 43, Block 02, Section 51 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to move to conditionally approve the patio cover – meet code and pass inspections. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

T9. Rehearing of the Development Standards Committee's decision to require the fence to taper when adjoining to adjacent lower fence.

Larry Eaton Jr.

62 North Spring Trellis Circle

Lot 06, Block 01, Section 20 Village of Indian Springs (TWA)

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to allow owner to leave the fence as is without tapering the fence down. The motion carried unanimously.

T10. Consideration and action regarding an Appeal by an affected neighbor for conditional approval of a play structure at 30 Gabled Pines Place previously approved by the Residential Design Review Committee

Travis S Johnson

30 Gabled Pines Place

Lot 32 Block 01 Section 54 Village of Alden Bridge

Affected Neighbor requesting Appeal:

Doug and Alison Whiddon

78 East Fairbranch Circle

Lot 29 Block 01 Section 44 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to affirm RDRC's action and conditions and staff will review planting upon completion to determine if sufficient screening. The motion carried unanimously.

T11. Variance request for a proposed patio cover with additional paving that does not respect the rear 20 foot setback.

Michael Wayne Christopher

33 Lightwood Trace Place

Lot 17 Block 02 Section 20 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to Deny as presented – revise and resubmit – only allowed a 5' encroachment into the rear 20' setback. The motion carried unanimously.

T12. Variance request for a proposed patio cover with fireplace that does not respect the rear 20 foot setback.

Paul Inbody

2 Birch Canoe Drive

Lot 08, Block 02, Section 21 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to deny as presented. Review & resubmit with no more than a 3' encroachment, slats need to go all the way to the ceiling, or the lights need to be fully recessed-comply with light Standards, no lights on ceiling fans, reduce height of chimney to lowest height allowed per the building code – include height of the cap & spark arrester in elevation drawings, , Submit landscape plan to screen to adjacent properties-staff to review upon

completion to determine if sufficient screening, and reduce height of tv screen on wall. Staff to review upon resubmittal for approval and final conditions. The motion carried unanimously.

T13. Variance request for an existing driveway extension that exceeds the maximum width allowed and does not respect the side five foot easement.

Magdalene Cazares Coursey Revocable Trust

22 North Star Ridge Circle

Lot 43, Block 02, Section 51 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to Conditionally approve as follows, plant and maintain a planting bed with native plants and low shrubs at the taper area of the driveway and at the top of the driveway. The motion carried unanimously.

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

- A. Variance request for two proposed monument signs that contain a business clarifier that is not part of the registered name of the business and the signs do not match the building sign.

Alex & Queenie Auyeung / Phat Eatery

2290 Buckthorne Place

Lot 0800 Block 0547 Section 0006 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 reviewed the variance request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Bob Adams to approve the variance on the following conditions:

- Allow vinyl lettering. Lettering is to be orange. If owner includes the box around the lettering, the box is to be white vinyl.
- Remove business clarifier "Malaysian Street Food" or modify DBA to include business clarifier.
- Refurbish and paint the existing sign frames to match current village color.
- Address numbers to be included on Buckthorne Place sign only.
- Once a new shopping center sign criteria is in place, the owner has six months to apply for new monument signs that comply with the new sign criteria.
- Must comply with Commercial Planning and Design standards including, but not limited to, the installation and maintenance of landscape beds at each sign.
- No other improvements are approved at this time. All improvements and signage must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- B. Variance request for the proposed monument sign panel and includes one sign that does not contain street address numbers.

Spring Partners Licensing LLC / Honey Farms

10190 Woodlands Parkway

Lot 0100 Block 0458 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 Bob Adams and seconded by John Anderson to table action on the item to a future meeting. The motion carried unanimously.

XIII. Consideration and Action of The Residential Applications and Covenant Violations.

1. Consideration and action regarding the revocation of the Short-Term Rental permit.

Riley Davis

14 Dovetail Place

Lot 04, Block 02, Section 18 Village of Cochran's Crossing

This item was heard by the full committee. The owner and nearby residents were present and addressed the committee. The committee deliberated regarding the conditions of the permit, violations of the conditions of approval, comments from concerned neighbors, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to revoke the Short Term rental permit and require the owner cease and desist all short term rental operations at the property. The owner may reapply in 6 months or no sooner than July of 2024 for consideration of future short term rental requests. If submitted for consideration the committee will reevaluate the property. The motion carried unanimously.

2. Consideration and action to pursue amending the Initial Land Use Designation in order to increase the maximum amount of living area allowed for a proposed room addition.

Lee Andrew Blandford

122 W. Copper Sage Circle

Lot 04, Block 04, Section 12 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 request to pursue amending the initial land use designation and seek to obtain approval by The Woodlands Land Development Company and 2/3 signatures of all property owners noted in the land use designation. Amendment to the Initial Land Use Designation is to increase the maximum amount of living area from 3000 to 3200 or 3400 in order to accommodate a proposed addition. The motion carried unanimously.

3. Variance request of the approved rehearing of a conceptually proposed room addition that encroaches the twenty-foot rear setback; and exceeds the maximum amount of living area allowed.

Lee Andrew Blandford

122 W. Copper Sage Circle

Lot 04, Block 04, Section 12 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 proposed room addition on the following conditions:

- Owner must obtain all approvals to amend the initial land use designation and obtain an executed Amended Land Use Designation prior to the issuance of the permit and commencement of construction.

Once the Amended Land Use is recorded and executed, the permit can be issued with the following conditions:

- The owner must adhere to the submitted landscape plan and drainage plan.
- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- The staff will review upon completion to determine if any native evergreen vegetation is necessary to soften and screen the impact or view to adjacent properties.
- 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 as needed.
 - Keeping of Contractor Vehicles on the lot.
 - Continued maintenance of the lot in good order and repair.
 - Adherence to drainage and landscaping plans.
 - Dumpster or other waste containers stored on site.

- Portable Restroom Facilities stored on site.
- 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.
- Action by this committee does not constitute action by the additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

4. Consideration and action regarding a final submission for a new home construction with a rear patio cover that would encroach into the rear 20 foot setback.

Gary Alan Bumpass

25 Sweetleaf Court

Lot 06, 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 approve on the following conditions:

- Owner must submit material and color specifications to match the artist rendering, prior to the issuance of the permit.
- Owner must plant and maintain 2 native evergreen trees anywhere on the rear of the lot for the removal of the two trees at the front and reforestation of the rear.
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- 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 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.
- The staff will perform periodic site inspections for compliance with the New Home Construction.
- 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.
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

5. Variance request for the proposed room addition that will exceed the maximum hard surface area and living area allowed.

Sparky Gullo

45 N Autumnwood Way

Lot 31, Block 02, Section 31 Village of Grogan's Mill

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

- All improvements must meet code and pass final inspection.
- Owner must submit a sealed drainage plan in accordance with the Standards. Drainage plan must be submitted for review and acceptance prior to the issuance of a permit.

- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

The motion carried unanimously.

6. Variance request for a proposed screened room enclosure that will exceed the maximum living area allowed, will encroach into the thirty-foot rear building setback and ten-foot rear easement.

Sparky Gullo

45 N Autumnwood Way

Lot 31, Block 02, Section 31 Village of Grogan's Mill

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

- All improvements must meet code and pass final inspection.
- Owner must submit a sealed drainage plan in accordance with the Standards. Drainage plan must be submitted for review and acceptance prior to the issuance of a permit.
- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

The motion carried unanimously.

7. Variance request for a proposed walkway and fireplace that will exceed the maximum amount of hard surface area allowed.

Sparky Gullo

45 N Autumnwood Way

Lot 31, Block 02, Section 31 Village of Grogan's Mill

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

- All improvements must meet code and pass final inspection.
- Owner must submit a sealed drainage plan in accordance with the Standards. Drainage plan must be submitted for review and acceptance prior to the issuance of a permit.
- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

The motion carried unanimously.

8. Variance request for a proposed patio cover/pavilion that will encroach into the twenty-foot rear setback and will exceed the maximum amount of hard surface area allowed.

JMH Ashlane Rentals LLC

79 Huntsmans Horn Circle

Lot 36, Block 01, Section 35 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 table action on the item to the meeting of the 17th.
The motion carried unanimously.

9. Variance request for a proposed pool that will encroach into the drainage easement and will exceed the maximum amount of hard surface area allowed.

JMH Ashlane Rentals LLC

79 Huntsmans Horn Circle

Lot 36, Block 01, Section 35 Village of Grogan's Mill

This item was heard by the full 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 deny the improvements as proposed and suggest the owner revise and resubmit to: reduce the amount of hard surface area, remove any pool located in the drainage easement, consider on resubmission a minimum amount of decking to encroach and a drainage plan for any

hard surface over the maximum allowed and a sealed drainage plan for any amount more than 5% over the maximum allowed, include a landscaping and landscaping staging plan which accounts for the trees removed for the improvements. The motion carried unanimously.

10. Variance request for a proposed wood deck that will encroach into the drainage easement.

JMH Ashlane Rentals LLC

79 Huntsmans Horn Circle

Lot 36, Block 01, Section 35 Village of Grogan's Mill

This item was heard by the full 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 deny the improvements as proposed and suggest the owner revise and resubmit to: reduce the amount of hard surface area, remove any pool located in the drainage easement, consider on resubmission a minimum amount of decking to encroach and a drainage plan for any hard surface over the maximum allowed and a sealed drainage plan for any amount more than 5% over the maximum allowed, include a landscaping and landscaping staging plan which accounts for the trees removed for the improvements. The motion carried unanimously.

11. Variance request for a proposed patio cover that includes plans sealed by a civil engineer, and not a structural engineer.

Jason Knussmann

130 W Coldbrook Circle

Lot 07, Block 01, Section 25 Village of Cochran's Crossing

This item was heard by the full 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 deny the variance as proposed. The committee suggested the owner revise and resubmit with a complete set of plans sealed by a licensed structural engineer or other professional as approved in the Residential Development Standards. The committee also recommended increasing the slope of the roof on any future submissions. The motion carried unanimously.

12. Variance request for a proposed room addition that includes plans sealed by a civil engineer, and not a structural engineer.

Jason Knussmann

130 W Coldbrook Circle

Lot 07, Block 01, Section 25 Village of Cochran's Crossing

This item was heard by the full 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 deny the variance as proposed. The committee suggested the owner revise and resubmit with a complete set of plans sealed by a licensed structural engineer or other professional as approved in the Residential Development Standards. The committee also recommended increasing the slope of the roof on any future submissions. The motion carried unanimously.

13. Variance request for a patio cover with incorporated summer kitchen and TV Wall that encroaches the 40 foot rear and 10 foot side setbacks

Logan H Couch

63 Midsummer Place

Lot 19, Block 04, Section 33 Village of Cochran's Crossing

This item was heard by the full 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 Walt Lisiewski to approve the improvements on the condition that the owner submit a drainage plan and that if an impact is received or observed, landscaping will be required to help soften and screen the view. The motion carried unanimously.

14. Variance request for a proposed patio cover with incorporated summer kitchen that does not include a complete set of required plans.

Jonathan David Mobley

7 Cape Jasmine Place

Lot 01, Block 02, Section 43 Village of Cochran's Crossing

This item was heard by the full 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 Walt Lisiewski to deny the variance as proposed and require submission of a comprehensive set of plans that have been sealed by a structural engineer or other designated professional approved in the Residential Development Standards. The motion carried unanimously.

15. Variance request for a proposed pool bath that encroaches the six-foot side-setback and does not include the required plans.

Jonathan David Mobley

7 Cape Jasmine Place

Lot 01, Block 02, Section 43 Village of Cochran's Crossing

This item was heard by the full 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 Walt Lisiewski to deny the variance as proposed and require submission of a comprehensive set of plans that have been sealed by a structural engineer or other designated professional approved in the Residential Development Standards. The motion carried unanimously.

16. Variance request for an existing pool equipment cover with incorporated Edison lights, that encroaches the ten-foot rear utility easement and includes unacceptable materials per the Residential Standards.

Matthew Conley

31 Amber Sky Place

Lot 18, Block 02, Section 13 Village of Cochran's Crossing

This item was heard by the full 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 Walt Lisiewski to deny the variance and suggest the owner revise and resubmit an application that includes the use of approvable materials that are compatible with the home and revises the lighting to be compliant with the lighting standards. If the revised submission includes an encroachment into the easement, the owner should submit a landscape plan and the encroachment should be no more than 3 feet into the 10 foot easement. If the owner intends to use the existing frame, the owner should submit a new application within 15 days from the date of this letter and remove the corrugated material from the frame within 30 days, or no later than February 18th, 2024. Additionally, the committee suggested the future proposal include painting the posts and frame to match or be compatible with the dwelling, and consider using horizontal down lighting located behind the eave of the cover to provide visibility at night while reducing potential for glare or impact. The motion carried unanimously.

17. Variance request for a proposed addition that will exceed the maximum amount of living area allowed.

Foluso Sobanjo

11103 Meadow Rue Street

Lot 6, Block 3, Section 7 Village of Grogan's Mill

This item was heard by the full 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 Arthur Bredehoft to approve the proposed addition, on the condition the owner provides a drainage plan and construction timeline. The improvements must meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Construction should be performed in accordance with the standards for major remodel including but not limited to; hours of construction, fencing,

lot maintenance, and vehicle parking. The motion carried unanimously.

18. Variance request for a conceptually proposed patio cover with incorporated summer kitchen that encroaches the twenty-five-foot rear setback.

Michael Ryan

6 Gentlewind Place

Lot 19, Block 02, Section 20 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 concept on the condition that at final the owner will be required to plant and maintain native evergreen vegetation around the improvement to soften and screen the view to adjacent tracts, specifically near the privacy wall. All improvements will be required to meet code and pass final inspection. The owner will be required to ensure placement of the improvement 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 action. The motion carried unanimously.

19. Variance request for a proposed trellis that was not found to be limited in scope nor architecturally compatible when reviewed by the Cochran's Crossing Residential Design Review Committee.

Scott Hale

7 Sparklewood Place

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

This item was heard by the full committee. The 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 Walt Lisiewski to deny the improvements as presented.

20. Consideration and action for the proposed business in the home.

Gary Giles

124 S Timber Top Drive

Lot 12, Block 01, Section 15 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 on the following conditions:

- Business is conditionally approved for 1 year. Owner must submit an application for a home business renewal by December 2024.
- All vehicles that are in conjunction with the business operation must be parked in the driveway and not on the street.
- 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.

21. Variance request for a proposed fence type that does not comply with the Neighborhood Criteria.

Terry D Haynes

27 Skyland Place

Lot 22, Block 06, Section 06 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 and direct the staff to revise the Neighborhood Criteria to allow for additional fencing, in accordance with the Standards. The motion carried unanimously.

22. Variance request for a proposed gazebo with incorporated paving that encroaches the ten-foot rear easement.

Veronica Chavez

14 Stony Run Place

Lot 28, Block 06, Section 06 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 deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the gazebo from the easement when the owner sells or transfers title, is no longer their primary residence or when the gazebo is in disrepair, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. Action by this committee does not constitute action by any other entity or easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

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

James E Baine

15 Regent Square

Lot 04, Block 01, Section 45 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. The motion carried unanimously.

24. Consideration and action regarding a Short-Term Rental.

Alberto Calderas

29 N Lakeridge Circle

Lot 15, Block 04, 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 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 January 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.

XIV. Consideration and action regarding 2024 meeting dates for the Development Standards Committee (DSC), DSC Workshops, and potential Joint Meetings with the Residential Design Review Committees.

The committee discussed the proposed dates and took no action on the item.

XV. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.

There was no action taken on this item.

XVI. Development Standards Committee Member Comments

John Brown commented that he was glad to be back.

Mary Funderburg thanked everyone for their time and welcomed everyone back.

Walt Lisiewski welcomed John Brown back to the committee.

John Anderson welcomed John Brown back to the committee, commended Kimberly on her presentation of the items, and asked that staff add more descriptors to the presentation titles to more quickly locate the items within them.

Bob Adams seconded the comments made by John Anderson.

Arthur Bredehoft welcomed John Brown back to the committee and thanked him for his input regarding the Neighborhood Criteria during the meeting. He also commented that he felt the residents had a fair amount of time to speak during the meeting.

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

There was no action taken on this item.

XVIII. Staff Comments and Reports

Kimberly Mckenna apologized for the extended meeting caused by the cancellation of the December meeting and gave the committee advanced warning that the upcoming meeting of the 17th will have a large agenda. Kimberly Mckenna thanked congratulated the Chairman and Vice Chairman on their appointments.

XIX. Adjourn

There being no further business there was a motion made by Walt Lisiewski and a second by Arthur Bredehoft to adjourn the meeting at 9:37 p.m. The motion carried unanimously.

Development Standards Committee Meeting of

1/3/24

Name (Please Print)	Representing	Address	Agenda #
Seanine Deyoe	self	11 DoveTail Haze	#1
John Shepherd - FLITE Signs	PLATE EATERY	2290 BUCKTHORNE PL	#A
Sparky Gullo & Alex Friedrich	Self	45 N. Autumnwood WAY	5, 6, 7
Doug Wheldon	self	78 E. Fairbranch Cr.	T10
Shelby + Travis Johnson	Self	30 Gabled Pines Pl	T10
Jason Knussmann	Self	130 W COLD BROCK	11, 12
Riley Davis	Self	14 dove tail place	#1
Jammy & Pat Donahue	Self	6 DoveTail TH	#6
Logan Coluch	Self	63 Widsunner Pl.	#13
K. Darin Emberton	Info Self	135 Maple Park Place	N/A
Paul Zinsbly	Self	2 Birch Lane Dr.	T12
Lee & Olivia Blandford	Self	122 W Copper Sage Cir	2, 3
Keith / Jayne BarL		DOVE TAIL Pk.	1

Development Standards Committee Meeting of 1/3/24

Name (Please Print)	Representing	Address	Agenda #
Blondel Mack	Self	7 Sparklewood Place	19
Matt Conley	Self	31 Amber Sky Pl	16
Venonica Chavez	Self	164 Stony Run Pl	22
Richard Starks		79 Huntsman Horn	9:12
Kevin Tokarski	Self	11017 Meadows Rue St.	17
ERIC HOTALING	SELF	15 DOVETAIL PL.	1
Jean Hotaling	Self	15 DoveTail Pl	1
Ray Mumpkin	SELF	25 SWEETLEAF	24
Bart & Cindy Dobbs	Self	26 DoveTail Pl	1
RICHARD GARTNER	SELF	10 DOVETAIL PL	1
Felso Subanyo (Femi)	REP.	11103 Meadow Rue St.	17
Jan Maggard	Self	11107 Meadow Rue	17
Alison Whitton	Self	30 Gabled Pines	10