

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 September 20th, 2023, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

Development Standards Committee

September 20th, 2023, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Walt Lisiewski, John Anderson, Bob Adams, Arthur Bredehoft, Mary Funderburg, Jim McDaniell

Staff Present: Kimberly McKenna, Neslihan Tesno, Kathleen Eaton, Suzanne Yagoub, Rick Wohlfarth, Michael Pechanec, Alyssa Fleming

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 regarding the minutes of the meeting of August 16, 2023.

The minutes of the meeting of August 16th, 2023, were presented to the committee. It was then moved by Arthur Bredehoft and seconded by Bob Adams to approve the minutes as presented. The motion carried unanimously.

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

These items were reviewed by the committee. The lists consisted of Commercial items F, G, H, I, J, K, L and Residential items T1, T2, T3, 3, 5-16, 17, 19, 20, and XIV. There was a request by Kimberly McKenna to modify the conditions of commercial item I. It was then moved by Bob Adams and seconded by Jim McDaniell to approve the commercial summary list as amended. The motion carried unanimously. There was a request by a member of the public to remove item T3 from the summary list. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the residential summary list as modified. 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 recessed to an Executive Session.

IX. Reconvene in Public Session.

The committee reconvened in Public Session at 5:48 p.m.

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

T1. Consideration and action to accept the Memorandum of Agreement regarding the Sport Court.

Douglas and Candyce Orr

110 Player Oaks Place

Lot 6 Block 1, Section 72 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 Jim McDaniell to approve the MOA between the DSC, the owner of 110 Player Oaks (Orr) and the neighbor at 106 Player Oaks (Norris) concerning the Sports Court. The motion carried unanimously.

T2. Variance request for a proposed power generator which was considered to have an impact to adjacent properties when acted upon by the Residential Design Review Committee for Creekside Park.

Eric John Johansson

35 Canoe Bend Place

Lot 18, Block 2, Section 24 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Jim McDaniell to conditionally approve – plant and maintain evergreen shrubs at least 4' tall to screen to street and adjacent property. Staff to review upon complete to determine is sufficient screening. All conditions must be met within 150 days of approval.

Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.

Please contact Harris County for any additional permitting requirements.

The motion carried unanimously.

T3. Variance request for a proposed bench and paving that will not respect the rear ten foot easement.

Henri Traboulsi

11 Silver Maple Pl

Lot 15, Block 01, Section 03 Village of Sterling Ridge

This item was heard by the full committee. The homeowner was present and addressed the committee. After deliberation, it was moved by Arthur Bredehoft and seconded by Walt Lisiewski as follows: Disapproved with a consent to delay requiring correction of the violation, in consideration for the Committee's forbearance the owner must remove the bench and paving from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the bench or paving is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders.

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

A. Consideration and action regarding the owner update and status on the requirements set by the committee for the existing parking lot lighting, site lighting and sealed landscape architect plans for reforestation.

Steele Industries LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions,

and the Commercial Planning and Design Standards. Following deliberation, it was moved by John Anderson and seconded by Bob Adams to accept the status report and noted the following conditions:

Regarding Lighting:

- Revise and resubmit application to include parking and building lights and cut sheets for all lighting types. (for ex. building lights, wall packs, spot lights and parking lot lights.)
- Revise and resubmit photometric study to show foot candles not to exceed 0.1fc at the property line.
- Lights should remain off, in accordance with committee's original action of August 16th, 2023, until revision is received and approved.
- Please be advised at final permitting:
 - Owner must install shields in accordance with submitted plans and adhere to the photometric plan noting the foot candles not to exceed 0.1fc at the property line.
 - The committee reserves the right to require additional light mitigation including shield or reduced color temperature, in the event an impact is received or observed.

Regarding Landscaping and Reforestation:

- Sealed landscape plan is to be modified to include:
 - Nine 3 ½" caliper Loblolly Pines and seven 2" caliper Loblolly Pines
 - Seven 3 ½" caliper Water Oaks and seven 2" caliper Water Oaks
 - Shrubs identified on the landscaping plan should be included on the final submission.
- Owner must install trees and shrubs in accordance with the final sealed landscape architect plans, no later than November 15th, 2023.
- Concealed permanent irrigation must be installed in accordance with the Commercial Planning and Design Standards.
- Landscaping must be maintained and in keeping with the Standards for Forest Preserves.
- Staff to review final plantings to determine if plantings are sufficient. Committee and their designee reserve the right to require additional plantings after installation inspection for any areas in need of additional vegetation to soften and screen the view to adjacent tracts.

The motion carried unanimously.

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

Steele Industries LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by John Anderson and seconded by Bob Adams to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, establish the plantings and lighting, must be installed and brought into compliance by November 15th, 2023. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

- C. Variance request for the existing building sign replacement that does not comply with the color required in the shopping center criteria and exceeds the maximum letter height.

Terramont Retail Partners LLC / Subway

30340 FM 2978, Suite 700

Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions,

and the Commercial Planning and Design Standards. Following deliberation, it was moved by John Anderson and seconded by Bob Adams to deny the request as presented and required the owner revise and resubmit on the following conditions:

- Owner to provide sign specifications for Subway logo in yellow and white colors with dark bronze returns. The committee did not express any concerns regarding the letter height of the existing sign. The revision was specific to the color.
- Existing sign may remain in place for 120 days. New sign shall not be fabricated or installed prior to the issuance of the permit. If additional time is necessary, please contact our office to discuss a request for extension.
- No other exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

Arthur bredehoft opposed the motion. The motion carried.

D. Consideration and action to amend the condition of approval of the Development Standards Committee regarding the proposed monument sign panel.

KPP II LLC / Advanced Rheumatology of Houston – Tamar Brionez, M.D.

10857 Kuykendahl Road, Suite 160

Lot 0554 Block 0592 Section 0060 Village of Indian Springs

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

- Allow doctor's name and practice name on monument sign panel.
- Tenant panels are limited to one line of copy.
- No other signs are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

E. Variance request for the proposed directional sign that includes the name of the business.

KPP II LLC / Advanced Rheumatology of Houston – Tamar Brionez, M.D.

10857 Kuykendahl Road, Suite 160

Lot 0554 Block 0592 Section 0060 Village of Indian Springs

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

- Tenant is to consult with the other tenants in the building regarding a multi-tenant directional sign as an alternative. If it is determined that other tenants would like to be included, revise and resubmit accordingly.
- Consider a second directional sign at the north side of the building to additionally direct patients. Sign specifications to be provided.
- Owner may submit an application/rendering to install a secondary suite number in white die-cut vinyl on the window adjacent to the entrance to further help direct patients to the suite.

If no other tenants would like to be included, please submit the revised documents and note the request for the original directional sign without multiple tenants.

- Must comply with The Woodlands Commercial Planning and Design Standards.

- No other exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

F. Variance request for the proposed landscaping plan that includes plantings not on the approved plant species list.

BA Leasing BSC LLC / Chevron Phillips Chemical Company LP
 9500 Lakeside Boulevard / 2455 & 2501 Research Forest Drive
 Lot 6400 Block 0547 Section 0007 Village of Research Forest
 Lot 6305 Block 0547 Section 0007 Village of Research Forest
 Lot 6311 Block 0547 Section 0007 Village of Research Forest

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Jim McDaniell to deny as presented and require the owner revise and resubmit on the following conditions:

- Provide specification details including color for the rubber surface finish for the Outdoor Exercise Area.
- Provide finish material selection for planters.
- Outdoor Office Pod structures were previously approved as a concept; submit supplemental information as previously required. Furniture is not in the scope of this contract.
- Owner to clarify Sports Courts surfaces and provide separate final submission.
- Embedded bollards shall be finished to complement nearby architectural elements, such as dark gray.
- Provide shade sails color selection. Shade sail shall be a neutral color selection, such as beige, dark green, etc.
- Several plant/tree types are not on The Woodlands Approved Planting Lists. Plant species may be considered if previously approved and successfully grown at other Lakeside Properties.
- Provide full set of landscape and irrigation drawings for review and approval.
- Provide a fountain material board to include finishes for plaster, tile, coping, and exterior veneer.
- No signage is approved at this time. Signage to be submitted to the Community Standards Committee for review.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

G. Variance request for the proposed building sign that does not comply with the shopping center criteria for the background color.

Regency Centers LP / Hear USA
 4747 Research Forest Drive, Suite 150
 Lot 0100 Block 0687 Section 0047 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 Bob Adams and seconded by Jim McDaniell to approve the variance request on the following conditions:

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

The motion carried unanimously.

H. Variance request for the proposed blade sign that does not comply with the shopping center criteria for the background color.

Regency Centers LP / Hear USA

4747 Research Forest Drive, Suite 150

Lot 0100 Block 0687 Section 0047 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 Bob Adams and seconded by Jim McDaniell to approve the variance request on the following conditions:

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

The motion carried unanimously.

- I. Variance request for the proposed permanent pole mounted sign that contains a logo that is not registered and will be used to identify the ministry store location inside the church.

Lord of Life Lutheran Church

3801 S. Panther Creek Drive

Lot 0270 Block 0045 Section 0007 Village of Panther Creek

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 Jim McDaniell to approve on the following conditions:

- The owner is to obtain registration for the logo with either the United States Patent & Trademark Office or Texas Secretary of State within the one year of this date of approval or no later than September 20, 2024. Owner may also choose to remove the logo from the sign to negate this condition.
- Sign is to complement existing light pole banners in design and sizing.
- Owner must maintain landscaping nearest the sign.
- No other signs are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Sign must be removed in the event the Hands of Faith Fair Trade Ministry moves or relocates away from this parcel.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- J. Consideration and action for the proposed temporary dumpster placement.

24 Waterway LLC

24 Waterway Avenue, Suite 740

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 Bob Adams and seconded by Jim McDaniell to approve on the following conditions:

- The dumpster shall be fenced in with a six-foot-tall chain link fence with green mesh screening. If sandbags are to be used to support the fence, they shall be placed in the interior of the fence.
- The dumpster shall be neutral in color with no visible signage to public view. The dumpster and any debris must be fully screened. A clean and professional job site must be maintained.
- The applicant shall reapply if additional time is needed beyond December 31, 2023.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- 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 proposed building façade renovation.

Pinecroft Center II LP

9301 Pinecroft Drive
Lot 9029 Block 0350 Section 1000 Village of Research Forest
This item was withdrawn and was not heard by the committee.

L. Consideration and action for existing dumpster enclosure color.

A & C Woodlands Project LLC

2626 Research Forest Drive

Lot 8110 Block 0547 Section 0000 Village of Research Forest

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Jim McDaniell to approve on the following conditions:

- The enclosure gates shall be finished (painted) to match the dark color of the support posts.
- Consider planting a formal planting bed with shrubs around the sides and rear of the enclosure to lessen the intensity of the presence of the enclosure.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

1. Variance request for a proposed concept new home construction with related tree removal that would exceed maximum hard surface area allowed, and would encroach the 6' side setbacks and 5' left side easement and has a driveway which exceeds the maximum width allowed.

Olga and Gary Eshenroder

4 Lehigh Springs Drive

Lot 51, Block 02, Section 10 Village of Panther Creek

This item was heard by the full committee. A representative of the item was present and addressed the committee.

The committee deliberated regarding the conceptual improvement, potential impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to deny the concept submission as presented and suggest the owner revise and resubmit with a proposal which would respect the hard surface area limit as well as the setbacks established in the Neighborhood Criteria and removes the circular driveway concept. Additionally, the committee suggested the following for a revised submission:

- Consider the existing architectural styles within the neighborhood, with special consideration to the siding material choice. Wood or wood-type siding would be most compatible with existing siding found in the area.
- Consider the comments from nearby residents concerning the circular driveway and driveway placement and its potential impact to the hard surface limit.
- Consider one material choice for the driveway.

The motion carried unanimously.

2. Variance request for a proposed concept new home construction with integrated patio cover, summer kitchen and pergola that would exceed the maximum amount of living area allowed.

Sand Dune Capital LLC

4 Autumn Crescent

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

This item was heard by the full committee. A representative of the item was present and addressed the committee.

The committee deliberated regarding the conceptual improvement, potential impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt

Lisiewski to approve the concept submission and require the owner submit final applications in accordance with the Standards. At the time of submission for final, the owner must submit the following:

- A comprehensive final application that includes, a complete set of sealed drawings in accordance with these Standards (waiver and release, a revised sealed engineering and electrical plans and signed professional page.) A complete application for all improvements proposed including all final sealed Architectural plans and all final sealed Structural plans.
- Artist renderings and/or a sample board identifying all material and colors proposed.
- A site plan, noting setbacks and easements.
- A property survey identifying all trees on the lot. Tree Survey should specify their type, size and species and should clarify ones proposed for removal and ones that are to remain on the lot. This is required for all trees greater than six inches in diameter as measured two feet above grade.
- A comprehensive landscape plan in accordance with the Standards, that also includes native evergreen trees for any trees that will be required for removal and defines the type, size and number. Proposed landscaping should be consistent with the Standards and focus vegetation to soften the view from adjoining property owners, the view from the street and to provide reforestation.
- Landscape plans must be sealed by a landscape architect or must be submitted with the same level of details as you would find on a sealed landscape plan. The focus should be on vegetation between the lots and to the front to soften the view. The Plan Review Committee or their designee will review landscaping during and after construction to determine if any additional plantings are required for the purposes of softening, screening and reforestation.
- A comprehensive drainage plan in accordance with the Standards. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans may be required to be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers • A construction timeline in accordance with the Standards. Requests for additional time must be reviewed for approval. A construction timeline must include each improvement on the new home construction application and the date of completion specified for each improvement. Construction timelines should not exceed one year from the date of commencement.
- Be advised any future improvement (fence, pool etc.) must include an application be submitted in advance for review and approval.

The motion carried unanimously.

3. Consideration and action for the rehearing of a variance request for the pavers that exceed the maximum hard surface area allowed, are located in the easements and are submitted without a sealed drainage plan.

Larry O'Byrne

75 Mill Point Place

Lot 10, Block 01, Section 67 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 the item to a future meeting. The motion carried unanimously.

4. Variance request for proposed concept addition that includes a home office, pavilion and outdoor living area, that would exceed the maximum hard surface area allowed and may impact neighbors.

Eric & Janaina Demicco

3 Split Rock Road

Lot 01, Block 02, Section 11 Village of Panther Creek

This item was heard by the full committee. Nearby residents were present and addressed the committee regarding the item. The committee deliberated regarding the conceptual improvement, potential impact to adjacent properties,

comments from nearby residents, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to deny the concept submission as presented and suggest the owner revise and resubmit a new proposal and application which would include:

- Revise the location to be closer to the pool and allow more distance between the improvement and the adjacent property.
- Consider landscaping plans to show the softening and screening of the improvement to adjacent properties.
- Modifying the metal roof to a material that would be more architecturally compatible with the existing dwelling and cause less impact to adjacent properties.
- Submit of a topographical map of the property so that the committee can better evaluate potential drainage concerns.
- Include a drainage plan. Drainage plans must be comprehensive site plants that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets.

The motion carried unanimously.

5. Appeal of the Residential Design Review Committee condition of approval to require a 30-gallon native tree to be planted to replace a tree that was removed.

Aren and Lisa Caley

14 Heathcote Court

Lot 01, Block 01, Section 67 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 deny the appeal and require the owner plant one 30-gallon native evergreen tree anywhere on the lot. Additionally, the owner must apply for the existing power generator and artificial turf located in the rear yard. The motion carried unanimously.

6. Consideration and action regarding a request for a waiver to the trash cart screening standard due to hardship.

Teresa Bloodworth

59 Hickory Oak Dr

Lot 43, Block 02, Section 15 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to allow a temporary waiver of the screening requirements and consent to delay enforcement while the current owner resides at the home and in consideration for the medical hardship identified in the variance request. The committee acts to take no further action at this time. The motion carried unanimously.

7. Variance request for a proposed driveway and walkway widening that exceeds the maximum width allowed and also exceeds the maximum hard surface area allowed.

Paul E Feldman Revocable Trust

62 Waterford Bend

Lot 01, Block 01, Section 44 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 maintains the existing vegetation in the front of the property to soften and screen the view. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Additionally, the owner must add landscape beds, ground cover and a mix of vegetation to the area where the front walkway is removed. The motion carried unanimously.

8. Variance Request for an existing interior fence that exceeds the maximum height allowed.

Christina Moore

110 Meadowspring Circle

Lot 11, Block 01, Section 33 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. The motion carried unanimously.

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

Esteban Manuel Di Loreto

31 N Dragonwood Place

Lot 45, Block 03, Section 26 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 condition the owner maintains the existing trees and vegetation in front of the widened section, to soften and screen the view from the street. 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.

10. Variance request for proposed fence that would exceed the maximum height allowed.

Joel Nalley

10 Eagle Rock Place

Lot 34, Block 01, Section 04 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the fence tapers down to the 6'6" height at the front street facing portions, so that the fence heights match where they adjoin. The motion carried unanimously.

11. Variance request for an existing wrought iron fence that does not comply with the Neighborhood Criteria requiring a capped picket fence.

Robert M Wynne Jr

54 Aberdeen Crossing Place

Lot 17, Block 01, Section 48 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 wrought fence as presented on the condition the fence meets code and passes final inspection. Advise the staff to modify the neighborhood criteria to allow wrought iron fencing on the lots that back to the drainage easement. The motion carried unanimously.

12. Variance request for the existing driveway widening that exceeds the maximum width allowed and was installed one foot wider than the Residential Design Review Committee's approval.

Raymond W Regan

70 Lazy Ln

Lot 12, Block 27, Section 01 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 as presented, owner must maintain the landscaping surrounding the widens portion of the driveway. 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.

13. Consideration and action of a Short-Term Rental renewal application.

Jeremy Goodson

51 Marabou Place

Lot 40, Block 02, 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 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 September 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. **Property must be maintained per the Covenants and Standards.** The motion carried unanimously.

14. Consideration and action of a Short-Term Rental renewal application.

Karen P Minga

186 Timbermill Street

Lot 08, Block 03, Section 13 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 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 September 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. **Property must be maintained per the Covenants and Standards.** The motion carried unanimously.

15. Consideration and action of a Short-Term Rental application.

CALEX PARTNERS INC

75 Scarlet Woods Court

Lot 06, Block 07, Section 68 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 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 September 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. **Property must be maintained per the Covenants and Standards.** The motion carried unanimously.

16. Consideration and action of a Short-Term Rental application.

Betty Miller

85 Blue Fox Road

Lot 22, Block 02, Section 26 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 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 September 2024. Short Term Rental application may be revoked at

any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. **Property must be maintained per the Covenants and Standards.** The motion carried unanimously.

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

William Braden

12 Fiddleleaf Court

Lot 05, Block 02, Section 01 Village of Panther Creek

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

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

Barry D. Cohen

18 Petalcup Place

Lot 22, Block 03, Section 23 Village of Cochran's Crossing

This item was heard by the full committee. The homeowner and nearby residents were present and addressed the committee. The committee deliberated regarding the violations, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Jim McDaniell and seconded by Arthur Bredehoft to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Shanyn and Greg Strickland

5 Chatterbird Ln

Lot 05, 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 legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Jake Crocker

35 S Morningwood Court

Lot 83, Block 04, Section 38 Village of Grogan's Mill

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

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.

The committee considered discussing an extension to the postponement of storm damage related violations with the Covenant Administration Department Director.

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

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

XV. Development Standards Committee Member Comments

Arthur Bredehoft commented that it may be time for the Commercial Planning and Design Standards to be looked at. Mary Funderburg thanked everyone for their time and stated that she will not be in attendance for the October 4th and November 5th regularly scheduled Development Standards Committee Meetings. Walt Lisiewski commented that the meeting room was exceptionally cold this time. John Anderson thanked everyone and commented on the staff's great work with a special commendation for Kimberly McKenna's presentation skills. Bob Adams thanked everyone and stated that he will not be in attendance for the meeting of October 4th. Jim McDaniell stated that the fence sub-committee had set a date for the fence workshop and that Kimberly will be sending something out. There were further comments made regarding technical difficulties with the cloud based document containing the proposed revisions.

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

There was no action taken on this item.

XVII. Staff Comments and Reports

Kimberly McKenna thanked everyone for their time.

XVIII. Adjourn

There being no further business there was a motion made by John Anderson and a second by Bob Adams to adjourn the meeting at 8:55 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 9/20/23

Name (Please Print)	Representing	Address	Agenda #
JENNIFER FERRARA	SELF	31 INDIAN CLOVER DR	4
PATRICIA L. SCHMIDT	self	10 LEHIGH SPRINGS DR.	1
PAUL FELDMAN	SELF	62 WATERFORD BEND	7
GARY ESTENRODER	SELF	4 LEHIGH SPRINGS	1
USA CYCLES	SELF	18 BELMONT	XII 18 18
Elizabeth Eppler	HOF	3801 PANTHER CREEK PKWY	I
Krishna Uibe	Self	4 Lehigh Springs Dr	1
JOY BACKHOUSE	SELF	5 SPLIT ROCK RD	4
CARL GLATZEL	SELF	7 LEHIGH SPRINGS DR.	1
Ricardo Duffour	Steele Ind	61 Carlton Woods Dr.	A&B
JW Hackney	NATIVE TEXAS LANDSCAPE	4019 Juniper Lane	A+B
HENRI TRABOULSI	SELF	11 Silver Maple place.	T 3
Juan A Abreu	Steele	61 Carlton Woods	A&B
Catherine Williams	MIDWAY FAST FOOD restaurant	30340 Fwy 2978	XI-C

Development Standards Committee Meeting of 9/20/23

Name (Please Print)	Representing	Address	Agenda #
MARK Vots	Self	3 Lehigh Springs, 77381	#1
Ethan Unke	Self	2 Lehigh Springs 77381	#2
MESIAH GOMEZ	SELF		HC
Christina Moore	self	110 meadowspring	#8
Tamar Brion	self	10857 kaykenda	D/E
Jane Joss	State	61 Carlton Woods Dr.	AP
Jason Weeks	Self	4 Autumn Crescent	#2
Glenn + Sharon Brown	self	19 Bayginger Place	#18
S. Ferraro	"	31 Indian Clover	#4