

## **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 17, 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 17, 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:** Hennie van Rensburg, 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 5:03 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 John Anthony Brown. The motion carried unanimously.

**V. Public Comment.**

There were no public comments made.

**VI. Consideration and Action of items recommended for Summary Action.**

These items were reviewed by the committee. The lists consisted of Commercial items C, D, E, G, H, J, M, P, Q, S, U, W, X, Y, Z and Residential items 3, 5, 7, 8, 10, 11, 12, 13, 18, 20, 21, 22, 23, 24, and 25. There was a request by the owner's of the property to remove item number 5 from the Residential Summary List. 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 amended. The motion carried unanimously.

**VII. 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.

**VIII. Reconvene in Public Session.**

The committee did not recess for an executive session.

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

A. Consideration and action for the proposed conceptual plans to modify the building façade.

TW GOGMVC LLC

2250 Buckthorne Place

Lot 0855 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 request, considered the conceptual plan, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Arthur Bredehoft and seconded by John Anderson to approve the conceptual plans as presented. The motion carried unanimously. There was a subsequent motion by Walt Lisiewski with a second by Bob Adams to rescind the original motion. The motion carried unanimously. It was then moved by Walt Lisiewski and seconded by John Anthony Brown to approve the conceptual plans as presented. Dan Kolkhorst and Arthur Bredehoft abstained from the motion. The motion carried unanimously.

B. Consideration and action for the proposed forest preserve modifications to allow additional visibility of hospital.

Texas Children's Hospital

17600 Interstate 45 South

Lot 7709 Block 0555 Section 0999 Village of College Park

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Walt Lisiewski and seconded by John Anderson to deny the request to modify the forest preserve and suggest the owner work with the Community Standards Committee to finalize plans for additional signage along the feeder road and submit a separate application for the forest preserve modifications related to the helicopter flight path. The motion carried unanimously.

C. Consideration and action for the proposed exterior modifications for the outdoor patio area.

GRI Woodlands Crossing LLC / Original ChopShop

10720 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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

- Dining tables to be non-folding style heavy-duty commercial-style exterior grade.
- Chairs approved as submitted.
- Tables and chairs are not to have any business or product advertising signage of any type. ADA compliance must be maintained with any layout of patio furniture.
- Remove umbrellas from plans.
- Revise the gooseneck finish to match the storefront frame color.
- All light source temperature colors shall be 4000K or within 500K of other center exterior light fixtures.
- Revise the railing system finish to match the storefront mullion finish of dark bronze.
- Trash receptacles to be finished to match the color of the storefront mullion systems.
- The new canopy cover is to match the design style of approved awnings and canopies within the center.
- The materials for separation wall must match the building design and construction.
- The storefront mullion system is to match the other building systems in both frame size, fit, and finish, with windows not to be mirrored on the exterior.
- No 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 permanent improvement 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.

- D. Variance request for the proposed conceptual plans for a building addition that requires the removal of parking spaces and will not meet the minimum parking ratio.

Wal-Mart Real Estate Bus Trst / Walmart

3040 College Park Drive

Lot 9007 Block 0555 Section 0000 Village of College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the conceptual plans for the building addition on the following conditions:

- Provide a comprehensive set of drawings from all applicable disciplines, including but not limited to architectural, structural, mechanical, electrical, and plumbing drawings for all impacted areas of the renovations and expansion.
- The proposed locations for the addition and the construction laydown/staging areas are approved as submitted.
- All paving surfaces are to be concrete to match existing conditions. The proposed paving striping is to be reflective white.
- Exterior paint is not part of the current application scope but is indicated on the drawings as the overall future intent. Provide a comprehensive phased construction summary with projected timelines. Bollards throughout the site are to be painted P135E with a reflective yellow strip for safety.
- Elevations notate fencing is dashed for clarity. Provide clarifications for the fencing type, status, extent, and intent.
- Areas where material patchwork is scheduled, are to be seamless with no indication of previous conditions.
- Proposed light poles and fixtures must match the existing systems on-site in color, dimension, color temperature, and style.
- Provide an updated comprehensive photometric plan to account for the lighting revisions.
- Applicant is to provide a letter from the Fire Marshal for accepted revisions to the fire lane and route.
- Proposed automated doors are to match the finishes of existing doors currently installed.
- Provide all details for metal fascia panels/awning, with incorporated railings and entrances.
- Provide the number of parking spots provided versus spots required per the standards.
- Signage must be submitted under a separate, comprehensive signage package directly to the CSC for review and written response. The signage package is to include color elevations, details, dimensions, construction methods, and locations.
- No other improvements or signage 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 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 two proposed monument signs that do not comply with the site criteria regarding copy color and do not match the building sign.

Spring Partners Licensing LLC / Exxon

4600 Panther Creek Pines

Lot 0350 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 John Anderson to approve on the following conditions:

- Allow copy in trademarked colors.
- Must comply with the Commercial Planning and Design Standards including, but not limited to, maintaining the landscaping bed around 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.

- F. Consideration and action for the proposed fuel canopy fascia replacement and illuminated canopy eyebrow.  
Spring Partners Licensing LLC / Exxon

4600 Panther Creek Pines

Lot 0350 Block 0045 Section 0007 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 request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to table action to allow the committee to perform a site visit to another property which underwent similar renovations. The motion carried unanimously.

- G. Consideration and action for the proposed color change.

Spring Partners Licensing LLC / Honey Farms

4600 Panther Creek Pines

Lot 0350 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 John Anderson to table action to a future meeting. The motion carried unanimously.

- H. Variance request for the two proposed monument signs that do not match the building sign, and includes one sign that does not contain street address numbers.

Spring Partners Licensing LLC / Exxon

6501 College Park Drive

Lot 0400 Block 0490 Section 0047 Village of Alden Bridge

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

- The panels shall be revised to aluminum panels with FCO acrylic for the letters and logo bar.
- The background color shall be painted the Exxon brand standard "Bright White."
- Address numbers are to be placed on the sign located on College Park Drive.
- Recondition the monument sign to like new condition and clean the stone.
- Must comply with the Commercial Planning and Design Standards including, but not limited to, maintaining the landscaping bed around 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.

- I. Consideration and action for the proposed illuminated fuel canopy eyebrow.

Spring Partners Licensing LLC / Exxon

6501 College Park Drive

Lot 0400 Block 0490 Section 0047 Village of Alden Bridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to table action to allow the committee to perform a site visit to another property which underwent similar renovations. The motion carried unanimously.

- J. Consideration and action for the proposed color change.

Spring Partners Licensing LLC / Honey Farms

6501 College Park Drive

Lot 0400 Block 0490 Section 0047 Village of Alden Bridge

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.

- K. Variance request for the two proposed monument signs that do not comply with the shopping center criteria for design and illumination, do not match the building sign and includes one sign that does not contain street address numbers.

Spring Partners Licensing LLC / Exxon

6606 Woodlands Parkway

Lot 0100 Block 0592 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 request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to deny as presented and require the owner to revise and resubmit based on the following:

- Owner to choose either Option 1 or Option 2:
  - Option 1: Internal illumination monument sign shall be modified so that the solid cast sign slab is replaced with an aluminum cabinet with routed face panel backed with acrylic. Red and blue characters and design may be displayed. Red and blue vinyl print on white acrylic backer shall be a rectangle shape behind the routed panel, not letter shapes, to avoid peeling of vinyl edges. Address numbers above or street-side of the routed panel shall be dark bronze acrylic. Stone base and side iron details may be reused.
  - Option 2: External illumination monument sign may remain, however, the routed aluminum message panel shall be revised to a dark bronze backed with white acrylic for “Exxon” and logo. Address numbers shall be dark bronze 1/4-inch thick FCO letters.
- Address numbers are required on Sign D located on Woodlands Parkway.
- Recondition the monument sign to like new and clean the stone.
- Must comply with the Commercial Planning and Design Standards including, but not limited to, maintaining the landscaping bed around 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.

- L. Consideration and action for the proposed fuel canopy fascia replacement and illuminated canopy eyebrow.

Spring Partners Licensing LLC / Exxon

6606 Woodlands Parkway

Lot 0100 Block 0592 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 request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to table action to allow the committee to perform a site visit to another property which underwent similar renovations. The motion carried unanimously.

- M. Consideration and action for the proposed color change.

Spring Partners Licensing LLC / Honey Farms

6606 Woodlands Parkway

Lot 0100 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 Bob Adams and seconded by John Anderson to table action on the item to a future meeting.

- N. Variance request for the two proposed monument signs that do not comply with the shopping center criteria for sign panel material and design and includes one sign that does not contain street address numbers.

Spring Partners Licensing LLC / Exxon

8150 Research Forest Drive

Lot 0450 Block 0257 Section 0047 Village of Alden Bridge

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

- Signs are to comply with the monument sign criteria for Alden Bridge Village Center. The criteria standard calls for limestone sign face, caps, and sill to be "Texas Cream," with the sign message etched and painted for sign characters and logo.
- Address numbers should be on sign located on Research Forest Drive.
- Recondition the monument sign to look new and clean the brick.
- Add back adequate vegetation around the monument sign per The Woodlands Standards.
- All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- O. Consideration and action for the proposed fuel canopy fascia replacement and illuminated canopy eyebrow.

Spring Partners Licensing LLC / Exxon

8150 Research Forest Drive

Lot 0450 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to table action to allow the committee to perform a site visit to another property which underwent similar renovations. The motion carried unanimously.

- P. Consideration and action for the proposed color change.

Spring Partners Licensing LLC / Honey Farms

8150 Research Forest Drive

Lot 0450 Block 0257 Section 0047 Village of Alden Bridge

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.

- Q. Variance request for the two proposed monument signs that includes one sign that does not contain street address numbers.

Spring Partners Licensing LLC / Exxon

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 approve the revised plans on the following conditions:

- Panels to be routed aluminum with an acrylic backer. The background color for Honey Farms panel shall be painted to match the Exxon "Bright White" background with the letters inversed to Navy Blue

with a red logo.

- Exxon panel routed aluminum with an acrylic backer topped with the Exxon color vinyl.
- Allow digital price board with dimmer installed.
- Address number to be added to the top center of the sign on Woodlands Parkway.
- Recondition the monument sign to like new condition and clean the stone base.
- Must comply with the Commercial Planning and Design Standards including, but not limited to, maintaining the landscaping bed around 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.

R. Consideration and action for the proposed addition of fuel canopy fascia with an illuminated eyebrow.

Spring Partners Licensing LLC / Exxon

10190 Woodlands Parkway

Lot 0100 Block 0458 Section 0000 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 request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to deny the request as presented. The existing canopy that matches primary color of the building is to remain. The motion carried unanimously.

S. Consideration and action for the proposed color change.

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 to a future meeting. The motion carried unanimously.

T. Consideration and action for the proposed fuel canopy fascia replacement and illuminated canopy eyebrow.

Spring Partners Licensing LLC / Exxon

1470 Lake Woodlands Drive

Lot 1200 Block 0599 Section 0999 Village of Town Center

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

- All sides of the canopy fascia color are to match the primary architectural style. Revise and resubmit to an opaque material that is finished to match the primary non-brick building color.
- 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.
- 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.

U. Consideration and action for the proposed color change.

Spring Partners Licensing LLC / Honey Farms

1470 Lake Woodlands Drive

Lot 1200 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 John Anderson to table action to a future meeting. The motion carried unanimously.

V. Consideration and action for the proposed addition of an illuminated fuel canopy eyebrow.

Spring Partners Licensing LLC / Exxon

2444 Research Forest Drive

Lot 8001 Block 0547 Section 0000 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 request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to deny the request as presented. The existing non-illuminated ACM panel may remain. The motion carried unanimously.

W. Consideration and action for the proposed color change.

Spring Partners Licensing LLC / Honey Farms

2444 Research Forest Drive

Lot 8001 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 John Anderson to table action on to a future meeting. The motion carried unanimously.

X. Consideration and action for the permanent use of removable bollards at the western entrances to parking lot.

CSHV Woodlands LP / Cinemark Texas Properties, LTD

1600 Lake Robbins Drive

Lot 2600 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 John Anderson to approve the revised plans on the following conditions:

- Bollards to a larger diameter (6-8 inches) sleeve style installation (still removable) in a darker color with reflective strips for visibility at night.
- 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 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.

Y. Consideration and action for the existing linen sheds and grease trap at the rear of the tenant space.

LTCD Investments LLC / Noodle Kitchen

3335 College Park Drive, Suite 800

Lot 0806 Block 0388 Section 0999 Village of College Park

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

- Revise the grease trap and sheds to be screened from public view by constructing a screen wall or remove from rear of space. Construction plans are to be submitted and approved by the staff or DSC designee prior to construction and issuance of the permit within 30 days.
- The exterior screen wall shall complement the exterior of the building.
- ADA walkway clearance is to be maintained.
- No other improvements or signage 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 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.



Z. Consideration and action for the existing CO2 tank at the rear of the tenant space.

LTCD Investments LLC / Zeus Mediterranean Kitchen

3335 College Park Drive, Suite 100B

Lot 0806 Block 0388 Section 0999 Village of College Park

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

- The CO2 tank to be screened from public view by either relocating to the interior of the space or by constructing a screen wall. Construction plans are to be submitted and approved by the staff or DSC designee prior to construction and issuance of the permit within 30 days.
- An exterior screen wall shall complement the exterior of the building. Construction plans are to be submitted and approved by the staff or DSC designee prior to construction and issuance of the permit.
- ADA walkway clearance is to be maintained.
- No other improvements or signage 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 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.

**X. Consideration and Action of The Residential Applications and Covenant Violations.**

1. Variance request for a conceptually proposed new home construction with a driveway that exceeds that maximum width allowed.

James Scott

202 N. Village Knoll Circle

Lot 43, Block 02, Section 10 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the conceptual improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the submission on the condition that the driveway width is reduced to comply with the Residential Development Standards. The revised final submission is required to be reviewed and approved by the Development Standards Committee. The motion carried unanimously.

2. Variance request for the proposed concept/preliminary new home that will not respect the 25' front and rear setbacks.

Dr. David Kong

10816 Colony Wood Place

Lot 31, Block 06, Section 02 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the conceptual 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 concept submission and allow the project to move forward with the final submission. The motion carried unanimously.

3. Variance request for a proposed fence height that does not comply with the Residential Standards

Robert Schmidt

6 Snowbird Place

Lot 109, Block 04, Section 04 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 7 foot fence height with the 12 inch rot

board as proposed and direct staff to approve the adjacent property for the same height and design. Provided the fences meet code and pass final inspection(if applicable). The motion carried unanimously.

4. Variance request for a proposed screened in porch that encroaches the fifteen-foot rear setback per the Neighborhood Criteria.

Duane W. Poage

23 Greenside Place

Lot 22, Block 02, Section 52 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 John Anthony Brown to approve the submission on the conditions that:

- The owner must submit a comprehensive drainage plan that is in accordance with the Residential Development 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.
- The owner must submit a corrected survey which accurately represents the existing and proposed improvements in accordance with the Residential Development Standards.

The motion carried unanimously.

5. Variance request to appeal the conditions of approval set forth by Cochran's Crossing Residential Design Review Committee to approve one out of four trees requested for removal.

Duane W. Poage

23 Greenside Place

Lot 22, Block 02, Section 52 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the appeal, existing conditions of approval, 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 appeal and allow the owner to remove trees 2-4 on the condition that the owner plant and maintain 1 (one) fifteen gallon native evergreen tree anywhere on the lot for the purposes of reforestation. The motion carried unanimously.

6. Variance request to appeal the conditions of approval by staff to replant four thirty-gallon native canopy trees anywhere on the lot.

Vladimir Fedorov & Elena Bakina

41 Thundercreek Place

Lot 04, Block 01, Section 34 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the appeal, the existing conditions of approval, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams to deny the appeal and uphold the current conditions of approval. The motion carried unanimously.

7. Variance request for a proposed carport enclosure that would exceed the maximum amount of allowable hard surface per the Neighborhood Criteria.

Neal Sahni

50 Waterford Bend

Lot 04, 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 improvements meet code and pass inspection. Additionally, the owner must submit a comprehensive drainage plan for 9% overage on the lot. Owner must maintain the landscaping in front of the semicircular drive 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. The motion carried unanimously.

8. Variance request for a proposed patio cover with an incorporated summer kitchen that will exceed the maximum allowed hard surface area per the Neighborhood Criteria .

Serfain Farias

51 Shearwater Place

Lot 17, Block 05, Section 04 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 improvements meet code and pass inspection. Additionally, the owner must submit a comprehensive drainage plan for 10% overage on the lot. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Owner must maintain the tree nearest the improvement and adjacent lot to soften and screen the view. The committee reserves the right to require additional plantings at the rear of the lot to soften and screen the view, after construction if an impact is received or observed. The motion carried unanimously.

9. Variance request for the proposed addition that will be built in the five-foot side easement.

Jason Rocha and Matthew Everett

14 Kino Court

Lot 28, Block 01, Section 13 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 John Anthony Brown to approve on the condition the improvements meet code and pass final inspection. Action by this committee does not constitute action by any additional easement holder. It is the owner's responsibility to obtain those approvals. Additionally, the owner must maintain the tree and the front of the property to soften the view of the addition. John Anderson and Dan Kolkhorst abstained from the motion. The motion carried unanimously.

10. Variance request for proposed pavers that will cause the lot to further 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 action to a future meeting to allow the committee to perform a site visit. The motion carried unanimously.

11. Variance request for a proposed pool that will exceed the maximum hard surface area allowed for the lot.

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 approve the revised submission removing the encroachment from the easement and side setback on the following conditions:

- All improvements must meet code and pass final inspection.
- Owner must submit a comprehensive drainage plan.
- Owner must submit a comprehensive landscaping plan, that includes two 30 gallon and three 15 gallon native evergreen trees to be planted and maintained on the lot for the trees removed. Additionally, the landscaping plan should include vegetation to the side of the patio cover to soften and screen the view to the adjacent lot.
- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the residential development standards.

- The staff can review the final submissions to determine verification of compliance with the committee's action.
- Additionally, the staff will review the final plantings and determine if additional planting is necessary for screening and reforestation.

The motion carried unanimously.

12. Variance request for a proposed pavilion with related summer kitchen that will not respect the 20-foot rear setback and will cause the lot to exceed the maximum 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 approve the revised submission removing the encroachment from the easement and side setback on the following conditions:

- All improvements must meet code and pass final inspection.
- Owner must submit a comprehensive drainage plan.
- Owner must submit a comprehensive landscaping plan, that includes two 30 gallon and three 15 gallon native evergreen trees to be planted and maintained on the lot for the trees removed. Additionally, the landscaping plan should include vegetation to the side of the patio cover to soften and screen the view to the adjacent lot.
- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the residential development standards.
- The staff can review the final submissions to determine verification of compliance with the committee's action.
- Additionally, the staff will review the final plantings and determine if additional planting is necessary for screening and reforestation.

The motion carried unanimously.

13. Request for approval of the proposed firepit to be located in the cul-de-sac island in the street right-of-way.

Bretland Bosson

10811 W Timberwagon Circle

Lot 14, Block 07, Section 06 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 take no action on the improvement located in the County Road Right of Way. The Development Standards Committee is not formally approving the proposed improvement, nor will they consider it a violation matter if installed. The committee defers to Montgomery County for action on the improvement in the County Road Right of Way. It is the owner's responsibility to obtain that approval and may be subject to removal. The committee reserves the right act on this in at a future meeting in the event an impact is received or observed, or maintenance issues occur. The motion carried unanimously.

14. Variance request for a proposed concept garage conversion that would not leave the dwelling with sufficient area to park two vehicles inside a garage or under a carport.

Jack Wood

5 Smokey Oak Road

Lot 31, Block 08, Section 07 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the concept 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 improvement as presented. The motion carried unanimously.

15. Variance request for an existing patio cover that requires sealed plans and exceeds the maximum hard surface area limit per the neighborhood criteria.  
Maria Quiros & Luis Ramos  
38 Fire Flicker Place  
Lot 09, Block 10, Section 01 Village of Indian Springs  
This item was heard by the full committee. The committee deliberated regarding the existing improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to grant the variance request to the sealed plans requirement on the condition that the improvement does not cause the lot to exceed 5% over the allowable hard surface area specified in the Neighborhood Criteria, and that the improvement meet code and pass final inspection. The motion carried unanimously.
16. Variance request for a proposed paver patio that will not respect the side easement.  
Catherine McEvoy  
132 S Timber Top Dr  
Lot 16, Block 01, Section 15 Village of Grogan's Mill  
This item was heard by the full committee. The committee deliberated regarding the proposed improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the improvement as presented. Walt Lisiewski abstained from the motion. The motion carried unanimously.
17. Variance request for a proposed second-story addition above the garage that exceeds the maximum amount of allowable living area per the Neighborhood Criteria  
22 Tender Violet Place  
Gloria M. Valdovinos  
Lot 16, Block 02, Section 37 Village of Cochran's Crossing  
This item was heard by the full committee. The committee deliberated regarding the proposed improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to deny the improvement as presented and suggest the owner revise and resubmit a new application that would incorporate the addition to the dwelling. Walt Lisiewski opposed the motion. The motion carried.
18. Variance request for a proposed fence style that does not comply with the Neighborhood Criteria  
Frank J Bryant  
6 Lapwing Court  
Lot 16, Block 02, Section 42 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 fence style L on the condition that the fence meets code and passes final inspection. The motion carried unanimously.
19. Variance request for a proposed fence that will be built with the construction side facing the street and adjacent properties.  
Kenneth Endlich  
35 Golden Shadow Circle  
Lot 04, Block 04, Section 02 Village of Cochran's Crossing  
This item was heard by the full committee. The committee deliberated regarding the proposed improvement, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the fence on the condition that if the existing vegetation is not maintained, or dies, the fence must be modified to be double sided or otherwise satisfy the Residential Development Standards. Additionally, the owner must double side the portion of the side fence which is in front of the vegetation and visible to the street. The rear fencing must be built in accordance with the standards. The motion carried unanimously.

20. Variance request for an existing gazebo that encroaches the six foot side setback and exceeds the hard surface area limit per the neighborhood criteria.  
Richard Hartman  
42 West Tallowberry Drive  
Lot 41, Block 01, Section 07 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 improvements meet code3 and pass final inspection. Additionally, the owner must of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The committee reserves the right to require vegetation to soften and screen the view at final installation or in the event an impact is received or observed. The motion carried unanimously.
21. Variance request for existing paving that encroaches the rear ten foot easement.  
Julie Hayes  
23 Brentwood Oaks Court  
Lot 15, Block 01, Section 16 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. Action by this committee does not constitute action by any additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. 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.
22. Variance request for an existing brick style/color change that was not found to be architecturally compatible when reviewed by the Cochran's Crossing Residential Design Review Committee.  
Joshua C Knowles  
107 N Summer Cloud Drive  
Lot 04, Block 05, Section 28 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table action to allow the committee to perform a site visit. The motion carried unanimously.
23. Variance request for an existing driveway widening that exceeds the maximum allowed width per the Residential Standards.  
Joshua C Knowles  
107 N Summer Cloud Drive  
Lot 04, Block 05, Section 28 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table action to allow the committee to perform a site visit. The motion carried unanimously.
24. Variance request for the existing paver walkways that cause the lot to further exceed the maximum hard surface area allowed by more than five percent and is submitted without a sealed drainage plan.  
Binil Vallassery  
7 Doe Run Dr  
Lot 07, Block 04, Section 37 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 condition the owner provides a drainage plan for the exceeded hard surface. Owner must ensure placement of the improvement 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 maybe subject to removal. The motion carried unanimously.

25. Consideration and action regarding a renewal for a Short-Term Rental.

Patrick Reddington

187 N Dreamweaver Circle

Lot 09, Block 02, Section 65 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 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.

**XI. 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 deliberated regarding the proposed dates. The committee took no action on the item.

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

There was a motion by Walt Lisiewski and a second by John Anderson to extend the delay in required replants and dead vegetation enforcement through May of 2024. The motion carried unanimously.

**XIII. Development Standards Committee Member Comments**

The Committee thanked everyone for their time and also thanked and complimented Hennie for the great presentation. The committee requested an update on the sound and microphone needs for the meeting room. The committee thanked staff for labeling the presentations.

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

There was no action on this item.

**XV. Staff Comments and Reports**

Hennie vanRensburg thanked Kimberly McKenna and the rest of the staff for their time and efforts in preparing the meeting, and apologized to the committee for the late packet distribution.

**XVI. 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 8:44 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 11/7/24

Name (Please Print)	Representing	Address	Agenda #
Duane + Kellye Poage	self	23 Greenside Pl	4+5
Jennifer Bailey	TCH	17600 I-45S	B
Michael Barbell	TCH	17600 - I 45 S	B
Kim Lan	Howard Hughes	9950 Woodloch Forest Dr.	A
Justine Markowski	PGAL	3131 Briar Park Dr	A
Stacy Hurst	Exxon	VARIOUS	
JEFF DETONE	SELF	66 SHEARWATER PL	
MARC TINNELL	SELF	43 SHEARWATER PL	
JANICE TINNELL	SELF	43 SHEARWATER PL	
Nathan Hoffman	Self	23 Brentwood Oaks Ct	21
Greg Atwood	self	10811 W Timberwagon Cir	13
David Kony	Self.	10816 Colony Wood Plce.	2
Maria Gutros, Luis Ramus	SELF	38 Fire Flicker Pl	15
JEFF GERBER	PGAL	3131 BRIARPARK DR.	A



Development Standards Committee Meeting of 1/17/24

Name (Please Print)	Representing	Address	Agenda #
Matt Everett	self	14 Kino Ct	9
Mallory Martin	Wal-Mart	12726 Chriswood Dr. Cypress, TX <sup>77429</sup>	D
Kathleen Baldwin	Homeowner	22 Tender Violet place	
Frank J. Bryant	Self	6 Lapwing Ct	18
Ruth T. Wilkins	S-111	2 Lapwing Ct	18
Michael Wick	Farriss	51 Shearwater Pl	
SA Wendell			
CRYSTAL SINSE	HOMEOWNER	22 TENDER VIOLET	17
CHRISTINA CAMP	MARK TODD ARCHITECTS		2
Lauren Knowles	Self	107 N. Summer Cloud Dr.	

## Development Standards Committee Meeting of \_\_\_\_\_

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