

## **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 18<sup>th</sup>, 2024, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

**Development Standards Committee**

**September 18<sup>th</sup>, 2024, at 5:00 p.m.**

**The Woodlands Township**

**2801 Technology Forest Boulevard**

**The Woodlands, Texas 77381**

### **MINUTES**

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

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

**Counsel Present:** Bret Strong, Peter Falivene

#### **I. Welcome.**

Chairman Walt Lisiewski welcomed everyone to the meeting.

#### **II. Pledge of Allegiance.**

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

#### **III. Call Meeting to Order.**

Chairman Walt Lisiewski called the meeting to order at 5:00 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 Mary Funderburg. 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 21<sup>st</sup>, 2024.**

The minutes of the meetings of August 21<sup>st</sup> were presented to the committee. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve the minutes as presented. The motion carried unanimously.

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

These items were reviewed by the committee. The lists consisted of Commercial items A, B, C, D, E, F, G, H, I, J, K, and L and Residential items 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented. The motion carried unanimously. There was a request to remove Residential item #16 from the summary list. There was a request to add Agenda Item #XV to the summary agenda. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the residential summary list as amended. The motion carried unanimously.

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

The committee recessed to executive session at 5:06pm.

**IX. Reconvene in Public Session.**

The committee reconvened in public session at 5:34pm.

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

L-1 Variance request for a fence that is proposed to be built with the construction side facing outward toward the adjacent lot.

18 Bough Leaf Place

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the conditions that no portions of the construction side out fencing becomes visible to the street. In the event portions that are construction side out become visible to the street; the owner of the fence will be required to modify those portions to comply with the Standards. The action is for the proposed fence only. All improvements must meet code and pass final inspection. It is the owner's responsibility to work with the neighbor regarding existing fencing or any modifications thereof. The motion carried unanimously.

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

T-1. Variance request for Concept approval of a detached guest house with patio cover, fire pit and summer kitchen that exceeds the maximum allowed living area allowed for the lot and does not respect the rear building setback/zone per the Development Criteria for Section 23 in the Village of Sterling Ridge.

22 Sterling Dale Place

Lot 10 Block 03, Section 23 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 deliberated regarding the proposal, comments from the representative, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to conditionally approve concept as follows: New living area not to exceed 1075.3 ft<sup>2</sup>. Submit final sealed plans and survey, required documents and fees. Staff to review for compliance and approval upon submittal. Meet code and pass inspections. Owner must plant and maintain five (5) 30-gallon trees of a native species anywhere on the lot. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition. Staff to review upon completion to determine if any screening needed. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

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

A. Consideration and action for the proposed sign criteria for the Grogan's Mill Village Center.

TW VOGMVC LLC

7 Switchbud Place

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

2230 Buckthorne Place

Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table review of the document and request resubmission with the Monument and Directional Sign Criteria included in the package. The motion carried unanimously.

- B. Consideration and action to determine if the proposed fence color modification complies with the action of the Development Standards Committee.

Forest Lodging Group LLC / Super 8

28673 Interstate Highway 45 N

Lot 0220 Block 0350 Section 1000 Village of Research Forest

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

- Fence pickets to be stained with solid Behr Padre Brown – ST-105 in accordance with test area.
- Paint columns to be painted on all sides using Sherwin Williams 7006 – Extra White.
- Fence to be kept in good order and repair. Staff reserves the right to require additional maintenance should a concern arise.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- C. Consideration and action for the existing building security lighting.

Shadowbend Partners

5202 Shadowbend Place

Lot 0220 Block 0163 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 John Anderson to approve on the condition there are no further complaints from adjacent residents regarding lighting. The committee reserves the right to require additional lighting mitigation in the event an objection is received or observed. Mitigation could include, but is not limited to, adjusting direction of the lights, installing shields, requiring additional plantings to screen the view or adjusting lumen output or timing/motion sensors. If security lighting is noted at noticeably differing light color temperatures, the bulbs or fixtures are to be removed, and new bulbs or fixtures are to be submitted for review to ensure a consistent light color temperature around 3000-3500k. Any modifications to the lighting will require an application and approval by the Development Standards Committee or its designee prior to installation. Alternatively, the owner may remove the lights should a complaint be received. The motion carried unanimously.

- D. Consideration and discussion regarding building and monument signs that do not match.

AF4 Woodlands LLC / Grappler's Lab Renzo Gracie The Woodlands

9391 Grogan's Mill Road

Lot 0210 Block 0599 Section 0999 Village of Research Forest

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the existing building and monument signs. The signs are allowed not to match in accordance with the Development Standards Committee's action of 10/18/2023. The motion carried unanimously.

- E. Consideration and action for the proposed final plans for the surface parking and concrete walkways.

JD Warmack Woodlands Limited Partnership

9550 Lakeside Boulevard

S971408 – Wdlns Research Forest 08, Lot RES A2-A, ACRES 5.18 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 approve the revised plans on the following conditions:

- Allow parking lot construction to be asphalt in accordance with the Standards. Area should be kept in good order and repair. Should repair or replacement be needed, owner is to submit an application for review and action prior to repair or replacement taking place.
- Wheel stops are not permitted. Revise and resubmit plan to show removal of wheel stops and revise access walks to work with the permanent parking curb.
- A small section of pavement is disapproved to be removed for a 65-foot run of new sanitary sewer. Revise the plan to reflect core drilling to be done to achieve the connection to avoid new pavement adjacent to existing pavement.
- Verify parking requirements on-site for the functions proposed per code. Applicant to verify if a parking agreement is in place with adjacent properties, to include CP Chem HQ parking, that parking will be made available for large events held in the Park.
- A clearing permit must be approved prior to any demolition or clearing of the site.
- The contractor is to submit shop drawings for all fabricated items to be on-site, such as the parking lot entry/exit swing gates.
- The "Research Forest Lakeside" swing gate signage is proposed to be painted. The sign background should be painted to match the monument sign (grey) with "Research Forest Lakeside" and the logo black.
- Required parking signage and striping shall meet ADA code requirements with parking lot striping and symbols to be white reflective highway grade paint unless otherwise required by code.
- Sign posts shall be square or round-tube painted black. The backs of the signs shall also be painted black.
- If additional signage at other park features is required, then that signage must be submitted in a separate sign package to the Community Standards Committee.
- The applicant is to submit for a project ID sign to the Community Standards Committee that complies with The Woodlands Standards.
- Verify the manufacture cut sheets for all exterior lighting for the Central Park are in compliance as revised and resubmitted. Details shall be included for all exterior Pavilion lights, walkway lights, parking area lights, sports court lights, etc.
- Light fixtures are called out as 3000K and 4000K color temperatures. All lights shall match in color temperature. Applicant to select either all 3000K or 4000K. Festoon style lights may differ and be selected at 2700K color temperature.
- Verify submitted Construction Activity Plan indicates construction access, protective fence location with mesh screening, construction staging area, location of portable toilets, construction office trailer, etc.
- The Fire Access plan must be approved by the Fire Marshal.
- The applicant is to submit the revised plans for review and verification of compliance with the Committee's action, prior to the issuance of a permit.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- F. Consideration and action for the proposed final plans for the pavilion that includes a canopy, outdoor kitchen, seating area and lighting.

JD Warmack Woodlands Limited Partnership

9550 Lakeside Boulevard

S971408 – WdLnds Research Forest 08, Lot RES A2-A, ACRES 5.18 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 approve the revised plans on the following conditions:

- Verify Fixture & Furniture details & manufacturer cut sheets are provided for areas such as workout fitness areas, tables and chairs, sports courts, etc.
- No HVAC mechanical units are provided for the Pavilion. Ensure adequate venting is provided for restrooms and internal storage rooms and offices. Provide sound data information for all HVAC units and exhaust fans.
- All mechanical units are to be screened from public view.
- Provide plumbing fixtures for patron use per code.
- A small section of pavement is disapproved to be removed for a 65-foot run of new sanitary sewer. Revise the plan to reflect core drilling to be done to achieve the connection to avoid new pavement adjacent to existing pavement.
- A clearing permit must be approved prior to any demolition or clearing of the site.
- If additional signage at other park features is required, then that signage must be submitted in a separate sign package to the Community Standards Committee.
- The applicant is to submit for a project ID sign to the Community Standards Committee that complies with The Woodlands Standards.
- Provide manufacture cut sheets for all exterior lighting for the Central Park. Details shall be included for all exterior Pavilion lights, walkway lights, parking area lights, sports court lights, etc.
- Verify Light fixtures are called out as 3000K and 4000K color temperatures. All lights shall match in color temperature. Applicant to select either all 3000K or 4000K. Festoon style lights may differ and be selected at 2700K color temperature.
- Verify submitted Construction Activity Plan indicates construction access, protective fence location with mesh screening, construction staging area, location of portable toilets, construction office trailer, etc.
- The Fire Access plan must be approved by the Fire Marshal.
- The applicant is to submit the revised plans for review and verification of compliance with the Committee's action, prior to the issuance of a permit.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

G. Consideration and action for the proposed final plans for pickleball courts and the outdoor exercise area.

JD Warmack Woodlands Limited Partnership

9550 Lakeside Boulevard

S971408 – Wdlns Research Forest 08, Lot RES A2-A, ACRES 5.18 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 approve on the following conditions:

- Two Pickle-ball Courts are conceptually approved with blue regulation court topping, outer green surface, and white court boundary lines. Provide manufacturer specifications sheets.
- Fixture & Furniture details & manufacturer cut sheets are must include areas such as workout fitness areas, tables and chairs, sports courts, etc.
- Verify manufacturers specifications for artificial turf proposed at exercise areas. Any synthetic turf proposed must be toxin-free certified.
- The synthetic turf is conditionally approved to have a drainage system with a biodegradable fabric below the turf base. The fabric shall not contain micro-plastics or petrochemical-based products.
- A small section of pavement is disapproved to be removed for a 65-foot run of new sanitary sewer. Revise the plan to reflect core drilling to be done to achieve the connection to avoid new pavement adjacent to existing pavement.
- A clearing permit must be approved prior to any demolition or clearing of the site.

- If additional signage at other park features is required, then that signage must be submitted in a separate sign package to the Community Standards Committee.
- The applicant is to submit for a project ID sign to the Community Standards Committee that complies with The Woodlands Standards.
- Verify manufacture cut sheets for all exterior lighting for the Central Park are in compliance with The Committee's actions. Details shall be included for all exterior Pavilion lights, walkway lights, parking area lights, sports court lights, etc.
- Light fixtures are called out as 3000K and 4000K color temperatures. All lights shall match in color temperature. Applicant to select either all 3000K or 4000K. Festoon style lights may differ and be selected at 2700K color temperature.
- Verify the Construction Activity Plan indicates construction access, protective fence location with mesh screening, construction staging area, location of portable toilets, construction office trailer, etc.
- The Fire Access plan must be approved by the Fire Marshal.
- The applicant is to submit the revised plans for review and verification of compliance with the Committee's action, prior to the issuance of a permit.
- 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 final landscaping plans that includes lighting and has plantings that are not on the approved species list.

JD Warmack Woodlands Limited Partnership

9550 Lakeside Boulevard

S971408 – WdlnDs Research Forest 08, Lot RES A2-A, ACRES 5.18 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 approve the variance for plantings not on the approved species list on the following conditions:

- The committee reserves the right to require that any non-standard plants that do not thrive are replaced with plantings from the approved planting list in the Standards.
- The owner is to provide an enlarged view of the landscaping bed around the new central park monument sign to ensure plantings are sufficient and blend with overall planting plan.
- All plantings are required to be irrigated. All irrigation systems are to be permanently installed and concealed from public view.
- All above-ground valves and cages are to be painted Woodlands Green to blend with the surrounding landscape when possible.
- A clearing permit must be approved prior to any demolition or clearing of the site.
- A small section of pavement is disapproved to be removed for a 65-foot run of new sanitary sewer. Revise the plan to reflect core drilling to be done to achieve the connection to avoid new pavement adjacent to existing pavement.
- The Forest Preserve damage is to be kept minimal at utility connections and runs.
- Most trees in the existing parking lot are identified to be removed. The architect and contractor shall continue to work to identify trees that can be saved in their existing location.
- If additional signage at other park features is required, then that signage must be submitted in a separate sign package to the Community Standards Committee.
- The applicant is to submit for a project ID sign to the Community Standards Committee that complies with The Woodlands Standards.

- Verify manufacture cut sheets for all exterior lighting for the Central Park. Details shall be included for all exterior Pavilion lights, walkway lights, parking area lights, sports court lights, etc.
- Light fixtures are called out as 3000K and 4000K color temperatures. All lights shall match in color temperature. Applicant to select either all 3000K or 4000K. Festoon style lights may differ and be selected at 2700K color temperature.
- Verify the Construction Activity Plan indicates construction access, protective fence location with mesh screening, construction staging area, location of portable toilets, construction office trailer, etc.
- The Fire Access plan must be approved by the Fire Marshal.
- The applicant is to submit the revised plans for review and verification of compliance with the Committee's action, prior to the issuance of a permit.
- 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 two proposed building signs that include a cabinet and a logo that exceeds the maximum size allowed and is not registered.

Creekside 2012 Commercial LLC / Brooklyn Cafe

8522 Creekside Forest Drive, Suite D-100

Lot 0515 Block 0509 Section 0386 Village of Creekside Park

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

- J. Consideration and action for the existing staging and storage area.

Creekside 2012 Commercial LLC / Brooklyn Cafe

8522 Creekside Forest Drive, Suite D-100

Lot 0515 Block 0509 Section 0386 Village of Creekside Park

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

- K. Variance request for the existing blade sign that does not match the shopping center criteria for background color, contains a business clarifier and a logo that is not registered.

Regency Centers LP / Bailey Dental Group

4747 Research Forest Drive, Suite 410

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 John Anderson to deny as presented on the following conditions:

- Include 2" Gerber 3M Dark Green border at the top of the sign in accordance with the shopping center criteria. Revise and resubmit within 60 days.
- Tenant to obtain a trademark registration with either the USPTO or Texas Secretary of State for the business name and logo within one year of this date of approval or no later than September 18, 2025.
- Provide proof of the registered name of the business that includes the Business Clarifier "Family, Cosmetic & Implant Dentistry" prior to the issuance of the permit.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- L. Variance request for the existing building sign that does not match the shopping center criteria regarding letter height and background color, contains a business clarifier and a logo that is not registered.

Regency Centers LP / Bailey Dental Group

4747 Research Forest Drive, Suite 410

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 John Anderson to approve on the following conditions.

- Tenant to obtain a trademark registration with either the USPTO or Texas Secretary of State for the business name and logo within one year of this date of approval or no later than September 18, 2025.
- Provide proof of the registered name of the business that includes the Business Clarifier "Family, Cosmetic & Implant Dentistry" prior to the issuance of the permit.
- 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.

### **XIII. Consideration and Action of the Residential Applications and Covenant Violations.**

1. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 1, to increase the maximum amount of living area allowed, accommodating a proposed concept room addition.

11 Basal Briar Court

Lot 48, Block 02, Section 01 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 John Anthony Brown to approve the request to proceed in amending the Land Use Designation and increase the maximum amount of living area allowed to 2500 sq. ft. The motion carried unanimously.

2. Variance request for a proposed concept 2<sup>nd</sup> story room addition that exceeds the maximum allowed living area per the neighborhood criteria and Initial Land Use Designation.

11 Basal Briar Court

Lot 48, Block 02, Section 01 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 John Anthony Brown to approve the concept for a second story addition on the condition the owner obtain an executed Land Use Amendment to increase the maximum amount of living area allowed to 2500 sq. ft. Upon completion of an executed Amended Land Use Designation to owner may submit final application with plans for the Major Remodeling Addition. The motion carried unanimously.

3. Variance request for a casualty damaged renovation that includes an addition that will encroach past the twenty-five foot front setback; and the materials proposed for the addition were not considered to be architecturally compatible with the home when acted upon by the Residential Design Review Committee.

44 Tanager Trail

Lot 11, Block 02, Section 03 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the request, comments from the representative, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anderson to approve as presented. Improvement must meet code and pass inspection. Owner must incorporate vegetative landscaping around the base of the brick wainscot to soften and screen the view of the new brick. Staff will review upon completion to determine if any additional vegetation is necessary to soften and screen the view to adjacent properties.

4. Variance request for the proposed final submission for a new home that will exceed the maximum living area allowed.

10713 N Autumnwood Way



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

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Mary Funderburg to approve on the following conditions:

- Owner must sign and execute a memorandum of agreement noting the Texas basement will not be converted into livable space, without submitting an application and obtaining approval to add convert the Texas basement into living area. The memorandum will be recorded at the courthouse and bidding on the land.
- The landscaping plan is to only include trees and shrubs on the approved planting list. Revisions must include a minimum of 8 canopy trees from the approved plant list. Trees cited as Oak or similar and noting nine- needs to be revised and resubmitted to note the size and species. Staff to review final plan and installation to determine if sufficient screening and forestation has been met.
- After final plans are submitted the owner will be required to install and maintain Construction fencing, tree protection fencing, and erosion control. The fencing must be installed prior to the issuance of the final permit. Once installed, it must be verified and approved by a member of our staff. Once the required fencing is verified to be in place, the final permit will be issued which will have the following conditions applied:
- Owner must adhere to the submitted drainage plan including noted swale to the left hand side; and will be required to obtain a document from the sealer of the drainage plan, certifying the installation was in accordance with his sealed plan. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- The owner must adhere to the construction timeline in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.
- All improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
  - Keeping of Contractor Vehicles on the lot.
  - Continued maintenance of the lot in good order and repair.
  - Adherence to drainage plan including installation, inspection, and certificate of completion.
  - Dumpster or other waste containers stored on site.
  - Portable Restroom Facilities stored on site.
- Be advised the staff will perform periodic site inspections each week for compliance with the New Home Construction Standards.
- All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot, and maintained in good order and repair.
- Owner must submit application and obtain approval prior to installation for any proposed improvements in addition to the house. (for example, generators, pools, fences, etc.)
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

5. Variance request for an existing color change that includes a fence color that is not one of the pre-approved fence stains and the color was disapproved when viewed and acted upon by the Residential Design Review Committee.

51 Gatewood Springs Ct

Lot 36, Block 01, Section 31 Village of Indian Springs

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Mary Funderburg to approve as presented. The motion carried unanimously.

6. Variance request for a Short Term Rental application that exceeds the maximum amount of occupants allowed for number of rooms in the home.  
39 Still Corner Place  
Lot 35, Block 05, Section 01 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 John Anthony Brown to approve the Short-Term Rental on the condition that the maximum occupancy limit of 2 persons per bedroom is adhered to, 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 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.
7. Variance request for the proposed pool that will exceed the maximum amount of hard surface allowed.  
66 Firefall Court  
Lot 17, Block 03, Section 48 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 John Anthony Brown to approve on the condition the owner must submit a sealed drainage plan that includes drainage mitigation devices such as swales, catch basins, subsurface drains, etc. Additionally, the owner must obtain a certificate from the sealer of the drainage plan to certify installation is in accordance with the plan. All improvements must meet code and pass final inspection. Owner must ensure placement does not halt or materially impede drainage as defined in the Residential Development Standards. The owner must plant and maintain one 30 gallon native evergreen canopy tree anywhere on the lot. The motion carried unanimously.
8. Variance request for a proposed patio cover with incorporated summer kitchen that encroaches the twenty-five-foot rear setback  
31 S Concord Forest Circle  
Lot 13, Block 03, Section 41 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 John Anthony Brown to approve on the condition the improvements meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Owner must maintain the existing vegetation around the structure to soften and screen the view. Staff to review final installation to determine if additional screening is necessary. The motion carried unanimously.
9. Variance request for proposed concept submission for a garage and room addition.  
40 Watertree Court  
Lot 13, Block 03, Section 44 Village of Grogan's Mill  
This item was withdrawn and was not heard by the committee.
10. Variance request to amend the conditions of approval regarding the replant requirement.  
138 W. Shadowpoint Circle  
Lot 07, Block 03, Section 08 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve opt 1 as proposed by the home owner or conditionally approve option 2, provided the owner submit information in writing from his adjacent property owner (SJRA) allowing the installation of a tree just outside the property line, but planted behind their house.

Finally, grant an extension to fall of 2025, to comply with the original conditions of approval if the owner would prefer that. The motion carried unanimously.

11. Consideration and action to accept the sealed drainage plan.

22 Dashwood Forest Street

Lot 50, Block 03, Section 17 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 John Anthony Brown to accept the sealed drainage plan without further revisions, provided the owner must ensure placement of all improvements on the lot does not halt or materially impede drainage as defined in the Residential Development Standards. The committee may require the inclusion of additional drainage mitigation devices such as swales, catch basins, subsurface drains, etc. in the event a drainage issue is received or observed. The motion carried unanimously.

12. Variance request for the proposed driveway replacement that will exceed the maximum width allowed.

26 Eagle Ct

Lot 22, Block 01, Section 22 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 John Anthony Brown to approve as presented. The motion carried unanimously.

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

49 W Tallowberry Drive

Lot 17, Block 02, 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 John Anthony Brown 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 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.

14. Variance request for an existing generator that encroaches into the rear ten foot easement.

6 N. Copperknoll Circle

Lot 47 , Block 01 , Section 27 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 John Anthony Brown to approve on the condition the installation is in accordance with the manufacturer's specifications and Standards. Improvements must meet code and pass final inspection. Power generator must comply with the Standards. Including but not limited to timing of self-testing cycle set to occur during daytime hours and if necessary, the committee will consider additional remedies as necessary to reduce noise levels if determined to be an impact in the future. Generator must remain screened so that it is not visible at ground level on any adjacent street or property by the existing fencing. The motion carried unanimously.

15. Variance request for the proposed right and rear fence that will extend over the platted building line.

226 N Dreamweaver Cir

Lot 01, Block 03, 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 John Anthony Brown to approve as presented. The motion carried

unanimously.

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

19 S Brokenfern Drive

Lot 14 Block 02 Section 40 Village of Grogan's Mill

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the violations, 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 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, on or after October 31<sup>st</sup>, 2024. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit.

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

No action was taken on this item.

- XV. Consideration and action regarding Neighborhood Watch Yard Signs for our Watch Members/Coordinators.**

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 John Anthony Brown to approve as submitted and suggest a copy of the guidelines regarding placement be provided to the resident at the time of installation.

- XVI. Development Standards Committee Member Comments**

The committee thanked everyone for their time and attendance. Mary Funderburg apologized for any disruption caused by her cellular device ringing. Walt Lisiewski confirmed the time for an upcoming meeting. Arthur Bredehoft commented that the first meeting with HARC went well and that HARC is excited to be working with The Township.

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

No action was taken on this item.

- XVIII. Staff Comments and Reports**

There were no staff comments or reports made.

- XIX. Adjourn**

There being no further business there was a motion made by John Anderson and a second by John Anthony Brown to adjourn the meeting at 6:39 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 9/18/24

Name (Please Print)	Representing	Address	Agenda #
Austin Warner	PAUL MIRACLE	66 FIRE FALL CT	7
Kathie Wolford	self	44 TANAGER TRAIL	3
Chris : Danelle Liddell	self	11 Basal Briar Ct.	2
STEVEN P. LAKE - CONTRACTOR	3	44 TANAGER TRAIL	3
✓ JUDY	OWNER	22 STERLINGDALE	+ 1
Paul Miracle	self	66 Firefall Ct	7
JARED MOORE	SELF	31 S. CONCORD FOREST CIR.	8
Maria Krasko	self	26 Eagle Court	12
Tom Cassidy	self	26 Eagle Court	12
Traymon Beavers	self	22 Dashwood Forest St	11
Anthony Nguyen	Self	19 S Broken	16
MARC HUTSON	Self	5202 Shadowbend Pl	C
MICHAEL MARTIN	OWNER	31 S. CONCORD FOREST CIR	8
RYAN STEIB	ARCHITECT	9550 LAKESIDE BLVD.	F&G

## Development Standards Committee Meeting of

9/18/24

[illegible]