

## **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 October 16<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**

**October 16<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, Rick Wohlfarth, Michael Pechanec

**I. Welcome.**

Chairman Walt Lisiewski welcomed everyone to the meeting.

**II. Pledge of Allegiance.**

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

**III. Call Meeting to Order.**

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

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

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

**V. Public Comment.**

There were no public comments made.

**VI. Consideration and action regarding the minutes of the meeting of September 18<sup>th</sup> and 20<sup>th</sup>, 2024.**

The minutes of the meetings of September 18<sup>th</sup> and September 20<sup>th</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, D, E, F, G, H, I, J, K, L, M, N, and O, and Residential items 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19. 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 #7 from the summary list. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the residential summary list as amended. The motion carried unanimously.

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

The committee did not recess for an executive session.

**IX. Reconvene in Public Session.**

The committee did not recess for an executive session.

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

**A. Consideration and action for the proposed exterior renovation including landscaping.**

Supreme Bright Texas VII LLC / Courtyard Marriott

1020 Lake Front Circle

Lot 3750 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 on the following conditions,

Owner must revise and resubmit plans for the following:

- Applicant to provide accurate plans to indicate proposed updates for all color and material changes prior to the issuance of the permit.
- The main body color will be painted SW Pure White with a secondary color SW Silver Plate for bump out areas. Roof, railings, accent color and trim to be SW Iron Ore. Dark Bronze to be used for canopy cladding.
- Feature wall at hotel entrance is Nichiha Panel – Vintagewood – Cedar.
- No lighting is approved other than the under canopy/porte-cochere lighting.
- No windows are to be replaced. Any windows removed shall be retained for re-installation.
- Gutters and downspouts are noted for removal for new materials installed. Install new gutter systems as required.
- Provide manufacturer cut sheets for gas fire pit and trash receptacles.
- Remove and retain HVAC grills as required for re-installation.
- Remove EIFS material as indicated and check the structural integrity of the wall. Evaluate EIFS materials to verify the scope of work for replacement due to the age of the building.
- Landscaping to remain unchanged. Any future modifications to the landscaping or removal of landscaping, will require an application and approval prior to removal or installation.
- Concrete pad and walks are to be removed as indicated. Concrete being replaced at the entry is acceptable as stamped. New concrete shall be doveled into the existing. Adjacent concrete shall be power washed.
- No signage will be considered for approval at this time. A complete and separate submittal from the sign vendor shall be submitted to the Community Standards Committee for all exterior signage for review and approval.
- The permanent improvements 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.

**B. Consideration and action regarding the conditions of approval for the monument sign.**

Sterling Ridge Development I LP / Leah Zils, DDS

6769 Lake Woodlands Drive

Lot 0500 Block 0499 Section 0046 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the Leah Zils tenant panel as installed and advise the staff to pursue the maintenance issues with the owner of the parcel, including but not limited to, repairing/repainting the wrought iron accents, repairing/painting the dented panel and addressing any ghosting. The motion carried unanimously.

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

IMI MSW LLC / Local Public Eatery

9595 Six Pines Drive, Suite 100

Lot 7113 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. Representatives for this item were present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Commercial

Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by Bob Adams to deny as presented and require the owner to revise and resubmit based on the following conditions:

- The permanent improvements 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 applicant is disapproved to paint the brick or stone façade. If a different material and color are desired, the applicant shall furr-out a new material over the brick and stone, causing no damage to the original material.
- A 12' tall construction wall with graphics is proposed for construction. Provide details for wall materials and graphics to be reviewed.
- A dumpster and portable toilet are proposed. All construction items shall be within a minimum 6-foot-tall construction fence with green mesh screening.
- All servicing and construction shall take place during construction hours as defined per The Woodlands Standards.
- The patio remodel shall complement the architecture of the building and the surrounding Market Street atmosphere.
- The sloped roof structures for the restaurant are conditionally approved to be replaced with Spanish Tile Roofing, color Dark Onyx (black) as the color finish to complement the exterior design of the building.
- A pergola cover system is conditionally approved to add to the exterior patio area. The pergola is an aluminum modular system that must comply with all local codes.
- Metal cladding for the accent trim for the building is approved as "Copper." Provide a photo sample of the actual material for approval.
- Additional metal cladding for the accent trim for the building is proposed as "Onyx."
- Thermally modified wood is conditionally approved for use to provide a uniquely different finish material.
- The front patio is not to extend past any build line easement.
- The existing patio floor finish is noted to remain. Patch and repair to like-new condition as required.
- Interior tables and chairs are not reviewed; however, the interior and exterior patio furniture shall create a harmonious design atmosphere for the entire restaurant.
- Exterior TVs shall not face outward towards public view. There shall not be any exposed wiring.
- Security cameras shall be finished to match the substrate to which they are mounted. The camera field of view shall not extend off the tenant's property.
- Patio heaters will be considered. Heaters shall fit tight to the ceiling with electrical and gas lines concealed from view.
- Speakers are to blend with the patio material finishes. Music content is to be family-appropriate with volume control so as not to be excessively heard off the property or by adjacent businesses.
- Chairs are conditionally approved as weather-resistant commercial grade with powder-coated frames and polypropylene seats. Colors are grey, black, and sage with yellow Sunbrella canvas umbrellas.
- Outdoor seating cushions selected as Serge Ferrari in the color Dark Alu are conditionally approved. Cushions are to be maintained in new condition.
- Tables are conditionally approved as round and square Teak Wood finish with black metal powder-coated bases. The Teak is to be stained and conditioned regularly to remain in excellent visual condition.
- Square aluminum slat table tops are disapproved for use.
- Ceiling fans are conditionally approved in matte black finish as it is appropriate to the design style of the patio.
- Directional fans are to have black housing and be minimal in quantity to provide a cooling effect. Fans at the restaurant entry shall be integrated into the entry soffit.
- Artificial grass turf is conditionally approved at the side of the exterior patio space. The turf is to be environmentally friendly with no micro-plastics or petrochemical-based products.
- Planters are to be limited to three (3) design styles for a uniform appearance.
- Plants should be selected from The Woodlands approved planting list from the standards. All plants are to be hardy to The Woodlands Zone. Plants are to be maintained in a healthy condition at all times.

- Maintenance items such as hoses shall be stored inside when not in use. Consider an integrated watering system be added to the planters.
- Café style festoon lights are conditionally approved as LED filament style with a color temperature of 2400K. A variance is approved for these lights to differ from the color of other lights by more than 500K. No shades for the lights are approved.
- Cut sheets for all exterior lighting shall be provided for review and approval.
- The applicant is disapproved for the Preliminary Review of the restaurant remodel. Revise & resubmit, providing additional information and revised façade material (non-painted brick or stone) as requested for the final project review.
- No signage will be considered for approval at this time. A complete and separate submittal from the sign vendor shall be submitted for all exterior signage for review and approval.
- The committee reserves the right to require additional provisions for light shielding or reduced light output as required.
- No exterior improvements are approved. All exterior improvements must be submitted for Final Review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

D. Consideration and action for the proposed color change and sconce light fixture remodel.

33Rd Woodlands LLC / Jared Jewelers

1475 Lake Woodlands Drive

Lot 4199 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 on the following conditions:

- Patch and repair all EIFS moldings and surfaces in preparation for paint. Reconstruct the parapet trim where the diamond used to be.
- The top parapet EIFS color to be painted SW-7008 Alabaster.
- The entry portal EIFS color is to be painted PMS 4168c "Jade."
- The exterior brick and stone are not to be painted under any circumstances.
- Storefront window and door frames are to be painted semi-gloss black.
- Add an EIFS banding between the brick and Jade color EIFS and paint the banding Alabaster.
- Remove existing wall sconce lights and maintain wiring. New wall sconce lights are conditionally approved for the building exterior. The aluminum housing finish is approved in black to match the mullion system paint color.
- Light color output is selected at 3000K. All exterior lights are to match in color by 500K.
- The DSC committee reserves the right to require additional shielding or reduced light output.
- Recommend follow manufacturer preparation and application guidelines for a durable and professional application of materials and finishes.
- Remove all existing awning fabrics and install new awnings with the Jared Jewelers logo, as previously approved through a permanent signage submittal with the Community Standards Committee.
- Existing signage is to be removed. All message areas are to be patched and prepped for new paint. Signage is to be reviewed by the Community Standards Committee.
- The permanent improvements must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

Regency Centers LP / The Republic Grille

4775 W. Panther Creek Drive, Suite 490

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to a future meeting. The motion carried unanimously.

- F. Variance request for the existing curbside parking signs that do not comply with the criteria.

Regency Centers LP / The Republic Grille

4775 W. Panther Creek Drive, Suite 490

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to a future meeting. The motion carried unanimously.

- G. Consideration and action for the existing string lights around landscaping trees.

Regency Centers LP / The Republic Grille

4775 W. Panther Creek Drive, Suite 490

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to a future meeting. The motion carried unanimously.

- H. Consideration and action for the existing wooden patio deck area.

Ventura Holdings LLC / Ventura Car Wash

6771 Woodlands Parkway

Lot 0506 Block 0592 Section 0060 Village of Indian Springs

This item was withdrawn and not heard by the committee.

- I. Consideration and action for the existing patio furniture, railing and décor.

Plaza Pines Investments LLC / Lama Mediterranean

1644 Research Forest Drive, Suite 100

Lot 9409 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:

- The café style lights may remain over the fenced-in patio area; however, they shall not go beyond the area with the railing. Remove festoon lights over the promenade area in front of tenant space.
- All cushions and umbrellas are to be maintained in like-new condition.
- Potted plants are to be transferred to matching sets of pots. Up to three different styles of pots (within the same color family) may be permitted. Planters are not to be set on tables.
- Remove all potted plants, fixtures, small trinkets, bird-type décor, and café style/holiday-type lights from outside of the railed-in patio space for a clean and clutter-free appearance.
- The watering hose shall be rolled up and stored inside when not in use.
- The permanent improvements must comply with The Woodlands Commercial Planning and Design Standards.
- The patio and retail center promenade must remain ADA-compliant.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- J. Consideration and action for the proposed conceptual plans for the west entrance guardhouse.

The John Cooper School

1 John Cooper Drive

Lot 0230 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 the concept plans for the west guardhouse on the following conditions:

- Guardhouse must fit the space in the proposed location.
- Submit for Preliminary/Final review to include full plan set with civil, MEP engineering, landscape plans, and signage.
- Curb cuts may be required for access into the guardhouse. The guardhouse shall be ADA-accessible and comply with all local code regulations.

- Any new signage or lighting shall be submitted for review and approval. Cut sheets are to be provided for exterior lighting and automated gates, etc.
- The guardhouse shall be constructed with materials that match the other buildings on campus.
- The DSC reserves the right to require additional light shielding or reduced light output if lighting is added at each Guard House.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

K. Consideration and action for the proposed conceptual plans for the south entrance guardhouse.

The John Cooper School

1 John Cooper Drive

Lot 0230 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 the concept plans for the south guardhouse on the following conditions:

- Guardhouse must fit the space in the proposed location.
- Submit for Preliminary/Final review to include full plan set with civil, MEP engineering, landscape plans, and signage.
- Curb cuts may be required for access into the guardhouse. The guardhouse shall be ADA-accessible and comply with all local code regulations.
- Any new signage or lighting shall be submitted for review and approval. Cut sheets are to be provided for exterior lighting and automated gates, etc.
- The guardhouse shall be constructed with materials that match the other buildings on campus.
- The DSC reserves the right to require additional light shielding or reduced light output if lighting is added at each Guard House.
- 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. Consideration and action for the proposed sports court layout and landscaping revisions.

BA Leasing BSC LLC / Chevron Phillips Chemical Company LP

9500 Lakeside Boulevard

Lot 6400 Block 0547 Section 0007 Village of Research Forest

Lot 8650 Block 0547 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 layout revisions on the following conditions:

- Installation to follow all previous construction details and requirements.
- The committee reserves the right to require additional provisions for sound mitigation from the sports courts if the need arises.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval or previously approved. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent improvements 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.

M. Variance request for the proposed building sign that does not comply with the shopping center criteria regarding sign material, spacing, and letter color and contains a logo that is not registered.

Regency Centers LP / ONESWEAT WELLNESS

4775 W. Panther Creek Drive, Suite 315

Lot 0285 Block 0045 Section 0040 Village of Panther Creek

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

- Owner must obtain a registration for the name and logo with the United States Patent & Trademark Office or Texas Secretary of State within one year of this date of approval, no later than October 16, 2025.
- No other signs are approved at this time. Owner must submit and obtain approval for all other signs, including door vinyl graphics, prior to installation.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the action of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- N. Variance request for the proposed blade sign that does not comply with the shopping center criteria regarding letter color and mounting location.

Regency Centers LP / ONESWEAT WELLNESS

4775 W. Panther Creek Drive, Suite 315

Lot 0285 Block 0045 Section 0040 Village of Panther Creek

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

- Owner must obtain a registration for the name and logo with the United States Patent & Trademark Office or Texas Secretary of State within one year of this date of approval, no later than October 16, 2025.
- No other signs are approved at this time. Owner must submit and obtain approval for all other signs, including door vinyl graphics, prior to installation.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the action of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- O. Variance request for the existing door vinyl graphics that do not comply with the shopping center criteria regarding size, color and application surface.

Regency Centers LP / Village Cuts

4775 W. Panther Creek Drive, Suite 155A

Lot 0285 Block 0045 Section 0040 Village of Panther Creek

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

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

1. Consideration and action regarding the revised plans.

68 N Timber Top Drive

Lot 22, Block 04, Section 13 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 plans, previous action of the committee, 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 take no action on the submitted plans, and affirmed their original action to work with the designated staff and committee designee for review of a revised plan. The motion carried unanimously.

2. Consideration and action to pursue amending the Initial Land Use Designation for Grogan's Mill Section 5, to increase the maximum amount of living area allowed, accommodating the proposed addition.  
2 Maple Branch Street  
Lot 10, Block 04, Section 05 Village of Grogan's Mill  
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the request to pursue amending the initial land use designation and seek to obtain approval by The Woodlands Land Development Company and 2/3 signatures of all property owners noted in the land use designation. Amendment to the Initial Land Use Designation is to increase the maximum amount of living area from 2200 to 2800 in order to accommodate a proposed addition. The motion carried unanimously.
3. Variance request for the proposed room addition with front porch that will cause the lot to exceed the maximum living area allowed.  
2 Maple Branch Street  
Lot 10, Block 04, Section 05 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 Arthur Bredehoft to deny the improvement as proposed and suggest the owner revise and resubmit a proposal which limits the total living area to 2800 square feet or less, uses brick siding on the front and sides of the improvement to better integrate with the façade of the existing dwelling, incorporate a walkway or pathway to any entrances/egresses which might be visible to the street, and suggest modifying the roof of the front porch to ensure water is not shed towards the existing building. The committee provided a designee to aid in revisions to the design to help ensure compatibility with the committee's suggestions. The motion carried unanimously.
4. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 10, to increase the maximum amount of living area allowed, accommodating an existing interior remodel living area addition.  
27 North Havenridge Drive  
Lot 70, Block 02, Section 10 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the request to proceed in amending the Land Use Designation and increase the maximum amount of living area allowed to 3000 sq. ft. The motion carried unanimously.
5. Variance request for an existing front & interior remodel that has incomplete plans and exceeds the maximum living area allowed.  
27 North Havenridge Drive  
Lot 70, Block 02, Section 10 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the plans as submitted on the condition the owner obtain an executed Land Use Amendment to increase the maximum amount of living area allowed to 3000 sq. ft. Upon completion of an executed Amended Land Use Designation to staff can release a final permit on the condition the owner meet code and pass final inspection. The motion carried unanimously.
6. Variance request for an existing garage rebuild with incorporated porte-cochere that exceeds the maximum allowed hard surface area per the Neighborhood Criteria  
119 N Summer Cloud Drive  
Lot 01, 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 approve on the condition vegetation is planted at the rear of the garage to soften and screen the view of the garage from adjacent properties. All improvements



must be built in accordance with the Residential Standards, meet code and pass final inspection. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

7. Variance request for proposed living area addition with a requested tree removal that encroaches into the twenty-foot rear setback.

42 Cloudleap Place

Lot 95, Block 02, Section 05 Village of Cochran's Crossing

This item was heard by the 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 the owner's revised plan complying with the hard surface and living area on the following conditions:

- Owner must submit a sealed drainage plan that is in accordance with the standards for drainage plans. 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.
- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- All improvements must meet code and pass final inspection.

Mary Funderburg abstained from the motion. The motion carried unanimously.

8. Variance request for a proposed shed that would exceed the maximum height allowed and encroach the rear and side easements.

139 West Woodstock Circle Drive

Lot 12, Block 03, Section 02 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to deny as presented and consent to delay enforcement based upon the execution of a memorandum of agreement, allowing Option two to encroach one foot into the side easement and three feet in to the rear easement, including the reduction in height and size specifications as outlined in option two, on the condition the owner removal the shed from the easements when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair. Memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

9. Variance request for a proposed attached covered pavilion with summer kitchen that would encroach the rear 40ft setback.

6 South Windsail Place

Lot 09, Block 01, Section 33 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner plant and maintain native evergreen vegetation to the rear and side to soften and screen the view to adjacent properties. Owner must ensure placements do not halt or materially impede drainage as defined in the Residential Development Standards. All improvements must meet code and pass final inspection. The motion carried unanimously.

10. Variance request for a proposed patio cover with related summer kitchen that will encroach into the fifteen foot side setback.

10 N Longspur

Lot 03, Block 06, Section 45 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 improvement meets code and passes final inspection. 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 to the side lot line, to soften and screen the view and plant and maintain vegetation toward the front to screen the view to the street. Planting can occur in the front yard in front of the pool equipment to soften and screen the view. The motion carried unanimously.

11. Variance request for the proposed attached patio cover that would encroach the rear 25foot setback.  
222 South Berryline Circle  
Lot 08, Block 02, Section 36 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner maintain the existing tree to the side of the improvement to soften and screen the view. All improvements must meet code and pass final inspection. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
12. Variance request for an existing arbor that is located within the side five-foot utility easement.  
18 S Dragonwood Place  
Lot 18, Block 01, Section 26 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner maintain the existing integrated vegetation around the arbor structure and allow to continue to grow in and around the structure to soften and screen the view. Action by this committee does not constitute action by any additional entity. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
13. Variance Request to appeal staff conditions of approval to replant and maintain one (1) 30-gallon native canopy tree anywhere on the lot for the purposes of reforestation, as defined in the Residential Standards.  
6 Firewillow Place  
Lot 51, Block 04, Section 12 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to modify the request for replant and require the owner plant and maintain one 30 gallon or two 15 gallon understory trees anywhere on the lot. The motion carried unanimously.
14. Consideration and action of a Short Term Rental renewal application.  
52 S Brookberry Court  
Lot 35, Block 03, Section 12 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the 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 October 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.
15. Consideration and action of a Short Term Rental application.  
140 W Trillium Circle  
Lot 01, Block 03, Section 19 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by

Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 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.

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

26 Nightfall Place

Lot 30, Block 01, Section 28 Village of Cochran's Crossing

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

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

42 Dew Fall Court

Lot 57, Block 06, Section 38 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table the item to a future meeting. The motion carried unanimously.

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

59 Dew Fall Court

Lot 65, Block 06, Section 38 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

21 N Wavy Oak Circle

Lot 17, Block 09, 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 the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

## **XII. Consideration and action to adopt the changes to the Residential Development Standards.**

The committee reviewed the proposed changes. After review, it was moved by Arthur Bredehoft and seconded by Bob Adams to adopt the changes to the Residential Development Standards pending final review by legal

counsel. The motion carried unanimously.

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

No action was taken on this item.

**XIV. Development Standards Committee Member Comments**

The committee thanked everyone for attending the meeting; and for everyone's work in The Standards revisions, and thanked Walt Lisiewski for his service to the community . Mary Funderburg stated she will not be in attendance at the next meeting. Walt Lisiewski confirmed the date for the upcoming RDRC and DSC joint meeting. Arthur Bredehoft stated his anticipation of the HARC report.

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

No action was taken on this item.

**XVI. Staff Comments and Reports**

Kimberly McKenna thanked Walt for his service to the community and the many years they have worked together on the Committee noting how he would be missed.

**XVII. Adjourn**

There being no further business there was a motion made by John Anderson and a second by John Anthony Brown to adjourn the meeting at 7:28 p.m. The motion carried unanimously.

# Development Standards Committee Meeting of 10/16/24

Name (Please Print)	Representing	Address	Agenda #
Kevin Beisert	Toney Const.	9500 Lakeside	L
PAUL NEWSOROFF	KIRKSEY ARCHITECTURE	9500 LAKESIDE	L.
Rupert Rammorth	Leah hankin	6.5. Windfall Pl	
Brien O'Donul	Self	27 N. Havenridge Dr. 77381	4, 5
MICAH SIMONECKS	STUDIO REG	1 JOHN COOPER DR	J, K
Felix Condj IS	Owner	4775 W Panther Dr Suite C315	EFG
Andrew Freeman	Self	22 Feather Branch Ct 77381	PC
Matt Spielman	Self	6 Firewillow Pl 77381	13
Jana Mattern	Self/owner	42 Cloudleap	7
Kurtus Woolf	Self/owner	18 S Dragonwood Pl	12
Marie Ortiz	self	2 Maple Branch St.	2-3
Michael Young	self	222 S. Berryline	11
JOHN VANTOSCA	SELF	122 QUIET OAK CIRCLE	7
Leah Ellis	Self	6769 Lake Highlands Suite A	

**Development Standards Committee Meeting of 10/16/24**

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