

NOTICE OF PUBLIC MEETING

TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

**Development Standards Committee
September 2, 2020 at 5:00 p.m.
The Woodlands Township**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on Wednesday, September 2, 2020, at 5:00 p.m., via video conference within the boundaries of The Woodlands Township in The Woodlands, Texas, which may be viewed online at <http://www.thewoodlandstowship-tx.gov/778/Meeting-Videos>

To call in to the September 2, 2020 Development Standards Committee meeting to provide public comment, you may call any of the numbers listed below. For the best quality audio, it is recommended to use one of the local numbers:

- (346) 248-7799 or (253) 215-8782 or (669) 900-6833 or (312) 626-6799 or (301) 715-8592 or (888) 788-0099 (Toll Free)

Once you have connected, you will need to enter **Webinar ID: 847 3171 6758**, then enter the pound sign “#” on your telephone keypad.

- I. **Welcome/Call Meeting to Order.**
- II. **Consideration and action regarding the revised minutes of the meeting August 5, 2020.**
- III. **Public Comments *See Guidelines (listed below)**
- IV. **Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections V and VI recommended for Summary Action.**
- V. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Consideration and action to allow the owner to pursue amending the Initial Land Use Designation
Lex Gen Woodlands LP / Lexicon Pharmaceuticals Inc.
4000 Research Forest Drive
Lot 0240 Block 0547 Section 0000/Lots 9024, 9046 Block 0051 Section 0999 Village of Research Forest
 - B. Variance request for the proposed planting plan that does not include the removal of stumps.
Two Waterway Lofts Ltd.
3 Waterway Court
Lot 0001 Block 0599 Section 0006 Village of Town Center
 - C. Variance request for a sign package that includes monument and building signs that do not match, a monument panel that does not comply with the approved colors, a building sign that does comply with the approved colors, letter and raceway sizes and a blade sign.
Carl B. Zucker & ETB LLC / Farmers Insurance
27130 Glen Loch Drive
Lot 0290 Block 0045 Section 0007 Village of Panther Creek
 - D. Variance request for a proposed sign package that includes two building signs and does not include an arcade sign in accordance with the shopping center criteria.
US Regency Alden Bridge LLC / El Chaparro Mexican Grill
8000 Research Forest Drive, Suite 200
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - E. Variance request for the proposed sign package that does not include a registered trademarked logo and an arcade sign that does not comply with the criteria regarding font, size and color.
US Regency Alden Bridge LLC / Javara

8000 Research Forest Drive, Suite 250
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

- F. Consideration and action for time extension for the allowance of a temporary metal canopy system in the drive through area of the parking lot.
Chick-Fil-A Inc.
1660 Lake Woodlands Drive
Lot 7150 Block 0599 Section 0999 Village of Town Center
- G. Consideration and action for the proposed exterior renovation.
Killens Land & Cattle CO LLC
8800 Six Pines Drive
Lot 6603 Block 0350 Section 1000 Village of Research Forest
- H. Variance request for the proposed sign package that includes two building signs and contains a logo that is not trademarked.
Centro NP Holdings 12 SPE LLC / Star Cinema and Grill
9420 College Park Drive, Suite 100
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- I. Consideration and action for the proposed raising of the roof and replacement and addition of rooftop HVAC system.
Centro NP Holdings 12 SPE LLC / Star Cinema and Grill
9420 College Park Drive, Suite 100
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- J. Consideration and action for the proposed exterior renovation.
Centro NP Holdings 12 SPE LLC / Star Cinema and Grill
9420 College Park Drive, Suite 100
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- K. Variance request to allow less than the number of parking spaces required in the Commercial Parking Ratios.
Fawn Ridge Apartments LLC
12420 Sawmill Road
Lot 0450 Block 05999 Section 0006 Village of Grogan's Mill
- L. Consideration and action for the proposed exterior renovation that includes proposed lighting that exceeds the maximum foot candle levels allowed at the property line.
Fawn Ridge Apartments LLC
12420 Sawmill Road
Lot 0450 Block 05999 Section 0006 Village of Grogan's Mill
- M. Variance request for the proposed directional signs that contain the business name.
Fawn Ridge Apartments LLC
12420 Sawmill Road
Lot 0450 Block 05999 Section 0006 Village of Grogan's Mill
- N. Variance request for the proposed monument sign that includes a logo that is not trademarked, the street address and a phone number.
Fawn Ridge Apartments LLC

12420 Sawmill Road
Lot 0450 Block 05999 Section 0006 Village of Grogan's Mill

- O. Variance request for the existing exterior lighting that exceeds the maximum foot candle levels allowed at the property line.
The Woodlands Community Presbyterian Church
4881 W. Panther Creek Drive
Lot 0305 Block00 45 Section 0040 Village of Panther Creek
- P. Consideration and action for the proposed building sign.
Spirit Filled Celebration Church Inc. / Education Building
7253 E. Capstone Circle
Lot 500 Block 0101 Section 0067 Village of Cochran's Crossing
- Q. Variance request for the proposed monument sign panel that does not match the registered trademark name.
Woodlands Anchor Acquisition LP / Torchys
1555 Lake Woodlands Drive, Suite 500
Lot 0284 Block 0599 Section 0099 Village of Town Center
- R. Consideration and action for the proposed cell tower equipment upgrade.
American Towers LLC
2630 Sawdust Road
Lot 0525 Block 0547 Section 0006 Village of Grogan's Mill
- S. Consideration and action for the proposed concrete pad and seating area.
Black Forest Woodlands Holdings LLC
2828 Technology Forest Boulevard
Lot 0272 Block 0547 Section 0999 Village of Research Forest

VI. Consideration and Action of the Residential Applications and Covenant Violations.

- 1. Consideration and action regarding the request for rehearing regarding disapproval of the existing color change that is not a muted shade or consistent with the neighborhood's existing character
John Bizer
11 Gate Hill Drive
Lot 06, Block 20, Section 01 Village of Indian Springs
- 2. Variance request for conceptual proposal for a room addition that requires sealed plans which have not been provided, and may pose impact to adjoining properties
Josh & April Thompson
2 Torch Pine Court
Lot 03, Block 02, Section 05 Village of Panther Creek
- 3. Variance request for the conceptual proposal for a detached garage that would encroach into 15 foot side setback.
Joseph O'Connor
27 Grogan's Point Court
Lot 35, Block 03, Section 44 Village of Grogan's Mill
- 4. Variance request for a proposed arbor that will encroach into the rear easement and may impact an adjacent property.

Williams
27 North Cochran's Green
Lot 57, Block 3, Section 23 Village of Cochran's Crossing

5. Variance request for the proposed removal of five trees that do not meet the criteria for approval.
Michael Lowman
62 Smokestone Drive
Lot 21, Block 02, Section 29 Village of Panther Creek
6. Request to appeal the conditions of approval for their tree removal permit, which requires the homeowner to plant and maintain three, forty-five gallon native trees in the front yard of their lot.
Randall & Catherine Ball
22 East Torch Pine Court
Lot 10, Block 01, Section 05 Village of Panther Creek
7. Variance request for the existing detached storage building that is not screened from view.
Geoffrey Go Cavilte
11011 Meadow Rue Street
Lot 09, Block 03, Section 07 Village of Grogan's Mill
8. Variance request for existing fence that was built with the construction side facing outward from the lot
Charles Beasley
26 Still Corner Place
Lot 17, Block 04, Section 01 Village of Indian Springs
9. Variance request for an existing balcony that encroaches into the 10 foot rear easement.
Juan Jose Signoret
8 Emory Oak Court
Lot 06, Block 08, Section 05 Village of Panther Creek
10. Variance request for existing trash cart screen that is not setback a minimum of three feet from the front façade of the dwelling.
Juan Jose Signoret
8 Emory Oak Court
Lot 06, Block 08, Section 05 Village of Panther Creek
11. Consideration and action for street right-of-way improvements located on the cul-de-sac island in Emory Court.
Juan Jose Signoret
8 Emory Oak Court
Lot 06, Block 08, Section 05 Village of Panther Creek
12. Variance request for a patio cover and summer kitchen that will encroach into the 25 foot rear setback line.
Attaway
10 Ash Branch Court
Lot 22, Block 3, Section 8 Village of Cochran's Crossing
13. Variance request for a driveway widening and walkway that exceeds the maximum width allowed for driveway borders and walkways.
Young

54 East Rumpolecreek
Lot 42, Block 2, Section 31 Village of Cochran's Crossing

14. Consideration and action for a Short-Term Rental Application
Brooke Castle
2824 S Logrun Circle
Lot 0012, Block 0001, Section 0002 Village of Grogan's Mill

15. Consideration and action for a Short-Term Rental Application
Brooke Castle
78 Wind Whisper Court
Lot 0055, Block 002, Section 0038 Village of Grogan's Mill

16. Consideration and action for a Short-Term Rental Application
Amanda & Jimmy Enriquez
2 East Racing Cloud Court
Lot 0020, Block 0001, Section 0046 Village of Panther Creek

17. Consideration and action for the proposed home demolition application.
Jortney LLC
40 Autumn Crescent
Lot 10, Block 4, Section 9, Village of Cochran's Crossing

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Aristides and Martha Macris
19 Firefall Court
Lot 29, Block 03, Section 48 Village of Grogan's Mill

VII. Consideration and action regarding the Standards for Residential and Commercial Standards for interim actions during the Coronavirus (COVID-19) Pandemic.

VIII. Member Comments

IX. Staff Reports

X. Adjourn

***Modified Guidelines for Public Comments to be used when the Committee is meeting via videoconference during the COVID-19 Pandemic Emergency**
On March 16, 2020, Texas Governor Greg Abbott temporarily suspended certain requirements within the Texas Open Meetings Act (TOMA) to help reduce the potential transmission of COVID-19. These provisions relate to the public health pandemic emergency. The Township began using videoconferencing for their March 25, 2020 Board meeting, and will continue to use this format until normal Township operations have resumed. The following guidelines will be used to allow the public to provide public comment in accordance with the Open Meetings Act and have been modified for the purpose of the Board's meetings held by videoconference.

Participation by members of the public in open meetings of the Development Standards Committee is welcomed and encouraged. A "public comment" agenda item is included at the beginning of all regular meeting agendas. To produce the most efficient and effective process for allowing constituents to address the Committee, The Committee accepts public comments in accordance with State Law and the following Guidelines for Participating in Public Meetings, which have been adjusted due to the use of videoconferencing during the COVID-19 pandemic emergency:

- Individuals, who wish to make general announcements, address a topic that is not included on the agenda, or who wish to address specific agenda items must do so under the "public comments" agenda item at the beginning of the meeting.
- Individuals will be limited to a total of three (3) minutes regardless of the number of topics, and individuals who provide and utilize a translator will be limited to a total of six (6) minutes.

- State Law prohibits the Committee from formally acting on a specific item or public comment unless it appears on the posted agenda. Therefore, any Committee discussion of items not included on the posted agenda is limited to questions for clarification and whether or not the item should be placed on a future agenda.
- Speakers may express their opinions or viewpoints on an issue, but are not permitted to participate in the debate on an issue.
- Speakers will not use profanity.
- Comments from speakers can be made to the Committee as a whole or to an individual member(s).
- Consistent with in-person meetings, public comment will only be taken during the “public comments” agenda item.

Additional notes for those wishing to call in for Public Comment:

- When calling in, you will be placed in a queue. If you are calling for a specific agenda item, we will request what item you are present for; and return you to the call queue until your item is ready to be presented.
- If you receive a busy signal when calling in and the “public comments” period has not concluded, please hang up and call back. The Committee will make every effort to ensure that all callers have an opportunity to speak.
- **If you are watching the video of the meeting when you are called upon to speak, please mute the volume on your computer before speaking to avoid audio feedback for the Committee members. There is a brief lag between the audio and video feeds.**
- After you have been called upon, you may disconnect from the phone call and continue to watch through the live stream broadcast at <http://www.thewoodlandstowship-tx.gov/778/Meeting-Videos>.
- When your item is being presented, please select *9 to indicate you are present for that matter and wish to speak.
- If your call is engaged and you are muted and wish to speak, *6 will unmute your call.

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- (346) 248-7799 or
- (253) 215-8782 or
- (669) 900-6833 or
- (312) 626-6799 or
- (929) 205-6099 or
- (301) 715-8592 or
- (877) 853- 5247 (Toll Free) or
- (888) 788-0099 (Toll Free)

Once you have connected, you will need to enter Webinar ID: 847 3171 6758, then enter the pound sign “#” on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov During the September 2, 2020 videoconference Development Standards Committee Meeting, members of the public may provide public comment by calling the numbers shown above and using the Webinar ID #. Calls will be in the order the calls are received and should call in during the “public comment” in order to identify matter for which we have someone present. These phone number are active only for the September 2, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.


 Property Compliance Manager
 For The Woodlands Township

