

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
October 7th, 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, October 7th, 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 October 7th, 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: 870 3673 9912**, then enter the pound sign “#” on your telephone keypad.

- I. **Welcome/Call Meeting to Order.**
- II. **Consideration and action regarding the minutes of the meeting of August 21 and September 2, 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 for temporary yard signs for installation at the Woodlands Parks within The Township.
Boy Scouts of America, Sam Houston Area Council**
- VI. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Consideration and action for the proposed final plan submission for the chapel.
Diocese of Galveston/ St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran’s Crossing
 - B. Consideration and action for the proposed rehearing request regarding the conditions of approval for the building and monument sign.
GSSR Real Estate LLC / Rooster Ridge Car Care
10441 Kuykendahl Road
Lot 0400 Block 0499 Section 0000 Village of Sterling Ridge
 - C. Variance request for the proposed conceptual plans for an exterior seating area which will remove a landscaped island with a tree and the installation of a drive-thru with window.
Finial Senterra College Park LLC
3335 College Park Drive
Lot 0806 Block 0388 Section 0999 Village of College Park
 - D. Variance request for a proposed building sign that does not match the monument sign, does not comply with the required background color and does not contain a trademarked logo.
Columbia Texas Grogans Industrial LP/ Market Street Framing Studio
9391 Grogan’s Mill Road, Suite B4

Lot 0210 Block 0599 Section 0999 Village of Research Forest

- E. Variance request for a proposed sign package that contains a logo that is not trademarked and exceeds the maximum size allowed and includes a building sign and monument sign that do not match.
Shadowbend Partners/RH Insurance Agency
5202 Shadowbend Place
Lot 0220 Block 0163 Section 0043 Village of Cochran's Crossing
- F. Consideration and action to amend the conditions of approval for the size and location of the pumpkin patch temporary event.
GRI Woodlands Crossing LLC / Trader Joe's
10868 Kuykendahl Road, Suite A
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- G. Variance request for the proposed exterior remodeling to include color change, the addition of a door, planters and patio seating which requires the removal of one tree.
IMI MSW LLC / Sweetgreen
9595 Six Pines Drive, Suite 1065
Lot 7112 Block 0599 Section 0999 Village of Town Center
- H. Consideration and action for the proposed construction staging area.
IMI MSW LLC / Sweetgreen
9595 Six Pines Drive, Suite 1065
Lot 7112 Block 0599 Section 0999 Village of Town Center
- I. Variance request for a monument sign that does not include a trademarked logo, has more than one background color, includes the entire street address and is not located on the street identified in the street address.
Scorpions Properties Ltd / Crown Pediatric Speech Therapy
9450 Grogan's Mill Road, Suite #200
Lot 0340 Block 0599 Section 0999 Village of Town Center
- J. Variance request for the proposed exterior lighting that exceeds the maximum foot candle levels allowed at the property line.
Wells Fargo Bank
4880 W. Panther Creek Drive
Lot 0325 Block 0045 Section 0040 Village of Panther Creek
- K. Consideration and action for the addition of a courtyard divider wall and the extension of the rear patio.
Dirk D. Laukien
2630 Technology Forest Boulevard
Lot 9146 Block 0547 Section 0999 Village of Research Forest
- L. Variance request for a sign package that includes a monument sign that does not have a single background color; and consideration and action for the directional and building number signs.
Fairfield Montfair LLC / Montfair at The Woodlands
10851 W. Montfair Boulevard
Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge
- M. Consideration and action for the proposed blade sign.
Glen Loch Shopping Center/Family Hair Design

27150 Glen Loch Drive
Lot 005 Block 0045 Section 0007 Village of Panther Creek

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

1. Consideration and action for the proposed new home construction.
Jeff Paul Custom Homes
128 S Timber Top Drive
Lot 14, Block 01, Section 15 Village of Grogan's Mill
2. Variance request for a proposed pool and paving that will exceed the maximum amount of hard surface area allowed.
Ryan Lore
106 Golden Shadow Circle
Lot 07, Block 05, Section 04 Village of Cochran's Crossing
3. Variance request for a proposed pool and paving that will encroach into the ten rear easement and will cause the lot to further exceed the maximum hard surface area allowed.
Jason and Maggie Brown
34 Lazy Lane
Lot 13, Block 01, Section 03 Village of Grogan's Mill in Millbend Village
4. Rehearing regarding disapproval of variance request for the existing color change that was not considered to be a muted shade nor consistent with the neighborhood's existing character.
John Bizer
11 Gate Hill Drive
Lot 06, Block 20, Section 01 Village of Indian Springs
5. Variance request for an existing fence color that was not considered to be architecturally compatible with the home and neighborhood when acted upon by the Residential Design Review Committee.
Violet Virina
107 S Timber Top Drive
Lot 08, Block 02, Section 15 Village of Grogan's Mill
6. Consideration and action for a revised color change submission
Michael Radvansky
70 Spotted Deer Drive
Lot 17, Block 25, Section 01 Village of Indian Springs
7. Variance request for a proposed color change that includes painting the brick which is prohibited by the neighborhood criteria
Robert Bush
75 Bitterwood Circle
Lot 19, Block 01, Section 20 Village of Panther Creek
8. Consideration and action for a proposed patio cover with integrated fire place, pizza oven and summer kitchen that may cause an impact neighboring properties, and may not be architecturally compatible with the home, specifically the mass, scale, and proportion of the patio cover
Jon Joslin
55 Thorn Berry Place
Lot 01, Block 01, Section 04 Village of Indian Springs

9. Variance request for an existing patio cover with an overhang that extends beyond the platted building line.
Cody and Farra Baranowski
13 N Timber Top Drive
Lot 47, Block 02, Section 13 Village of Grogan's Mill
10. Variance request for a proposed wood fence that will be built with the construction side facing out from the lot, and includes a front facing wrought iron fence, that was not considered to be architecturally compatible with the neighborhood, when acted upon by the Residential Design Review Committee.
Brenda J. Troutt-White
35 E Stony Bridge Court
Lot 10, Block 04, Section 13 Village of Cochran's Crossing
11. Variance request for a proposed patio cover that encroaches into the 40' rear setback and 7' side setbacks
Sergio & Silvina Zecchi
19 Pleasure Cove Drive
Lot 07, Block 02, Section 24 Village of Panther Creek
12. Consideration and action regarding a Short-Term Rental application
Jerrick Lo
3120 N. Millbend Drive
Lot 0003, Block 0003, Section 0007 Village of Grogan's Mill
13. Consideration and action regarding a proposed home business.
Keith Landau
34 North Wavy Oak Circle
Lot 04, Block 07, Section 07 Village of Panther Creek
14. Consideration and action regarding a proposed home business.
Everett Ison
37 Hickory Oak Drive
Lot 32, Block 02, Section 15 Village of Panther Creek
15. Variance request for an existing garage conversion that does not maintain a sufficient area to park two vehicles
Francisco Costa
42 South Circlewood Glen
Lot 21, Block 02, Section 09 Village of Panther Creek
16. Variance request for existing walkway that exceeds the maximum width allowed.
Francisco Costa
42 South Circlewood Glen
Lot 21, Block 02, Section 09 Village of Panther Creek
17. Variance request for an existing driveway widening that exceeds the maximum width allowed for two car garages
Chase Lambin
15 Abbey Brook Place
Lot 27, Block 3, Section 6 Village of Cochran's Crossing
18. Variance request for an existing front yard patio that encroaches into the 20 foot platted building line and 10 foot front utility easement.

Chase Lambin
15 Abbey Brook Place
Lot 27, Block 3, Section 6 Village of Cochran's Crossing

19. Variance request for an existing landscape arbor that is located in the 10 foot rear easement

David Le
26 Nightfall Place
Lot 30, Block 01, Section 28 Village of Cochran's Crossing

20. Variance request for a proposed fence that will exceed the maximum height allowed.

Benjamin LeClair
99 S Village Knoll Circle
Lot 26, Block 01, Section 10 Village of Cochran's Crossing

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

Donald Slatten and Paula Brumbaugh
12 Canyon Oak Place
Lot 01, Block 01, Section 14 Village of Grogan's Mill

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

Robert Cadey
20 Marabou Place
Lot 15, Block 04, Section 25 Village of Grogan's Mill

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

Jason Youngblood
24 N Greenbud Court
Lot 103, Block 04, Section 38 Village of Grogan's Mill

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

Brendt Doane
32 Night Hawk Place
Lot 17, Block 07, Section 25 Village of Grogan's Mill

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

Anne I Barr
73 W Timberspire Ct
Lot 118, Block 04, Section 38 Village of Grogan's Mill

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

IX. Consideration and action regarding future facilitation of remote and/or in person Development Standards Committee meetings.

X. Member Comments

XI. Staff Reports

XII. 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:

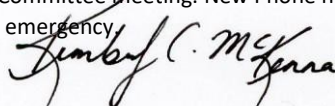
- When calling in, you will be placed in a queue. If you are calling for a specific agenda item, we will request what item you are present for; and return you to the call queue until your item is ready to be presented.
- If you receive a busy signal when calling in and the "public comments" period has 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: 870 3673 9912, 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 October 7, 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 October 7, 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