

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
October 21, 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 21, 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 21, 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: 854 7514 2210**, then enter the pound sign “#” on your telephone keypad.

- I. **Welcome/Call Meeting to Order.**
- II. **Public Comments \*See Guidelines (listed below)**
- III. **Consideration and action regarding the minutes of the meeting September 16, 2020.**
- 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. Receive Variance request for the proposed conceptual plans for an outdoor seating area which will remove a landscaped island and mature tree; and proposes the addition 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
  - B. Consideration and action for the proposed memorial bell tower.  
Living Word Lutheran Church  
9500 N. Panther Creek Drive  
Lot 0205 Block 0547 Section 0040 Village of Panther Creek
  - C. Variance request for the proposed repurposing of the existing dumpster enclosure and addition of a new dumpster enclosure that encroaches into the forest preserve.  
Killen’s Land & Cattle CO LLC  
8800 Six Pines Drive  
Lot 6603 Block 0350 Section 1000 Village of Research Forest
  - D. Variance request for the conceptual plans for the proposed monument sign that includes the entire street address.  
Gavi Timberloch LLC  
2201 Timberloch Place  
Lot 0260 Block 0547 Section 0006 Village of Town Center
  - E. Variance request for the conceptual plans for proposed monument sign that includes the entire street address.  
Gavi Timberloch LLC  
2202 Timberloch Place  
Lot 0300 Block 0547 Section 0006 Village of Town Center

- F. Variance request for the conceptual plans for the proposed monument sign that includes the entire street address.  
Gavi Timberloch LLC  
2203 Timberloch Place  
Lot 0261 Block 0547 Section 0006 Village of Town Center
- G. Variance request for the conceptual plans for the proposed monument sign that includes the entire street address.  
Gavi Timberloch LLC  
2204 Timberloch Place  
Lot 0262 Block 0547 Section 0006 Village of Town Center
- H. Consideration and action to renew the Memorandum of Agreement by extending the amount of time allowed for the portable buildings and awnings at the church campus.  
The Woodlands United Methodist Church / The Woodlands Methodist School  
2200 Lake Woodlands Drive / 9201 Grogan's Mill Road  
Lot 8650 Block 0547 Section 0999 Village of Research Forest  
Lot 0650 Block 0599 Section 0999 Village of Research Forest
- I. Variance request for the proposed exterior lighting that exceeds the maximum foot candle levels allowed at the property line.  
Wells Fargo Bank Texas NA / Wells Fargo Bank  
7801 Research Forest Drive  
Lot 0940 Block 0257 Section 0047 Village of Alden Bridge
- J. Consideration and action for the proposed final plans for the exterior renovations.  
Pines Preservation LP / The Pines Apartments  
3451 Tangle Brush Drive  
Lot 0340 Block 0045 Section 0007 Village of Panther Creek
- K. Consideration and action for the proposed final landscaping plans to include tree removals.  
Pines Preservation LP / The Pines Apartments  
3451 Tangle Brush Drive  
Lot 0340 Block 0045 Section 0007 Village of Panther Creek
- L. Variance request for the existing temporary banner that is proposed to be displayed for a time period that exceeds the maximum time allowed, contains a name and logo that are not registered, the name of management company and entire street address.  
Pines Preservation LP / The Pines Apartments  
3451 Tangle Brush Drive  
Lot 0340 Block 0045 Section 0007 Village of Panther Creek

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

- 1. Consideration and action to appeal the Residential Design Review Committee's condition of approval requiring the owner to relocate the privacy fence to the original location of the former structure.  
Unirealy Management LTD  
10503 E Wildwind Circle  
Lot 09, Block 09, Section 12 Village of Grogan's Mill

2. Request for a rehearing for the proposed new home construction that will exceed the maximum hard surface allowed, exceed the maximum amount of living area allowed, would require an amendment to the Initial Land Use Designation and is proposed to encroach into the twenty five foot rear building setback.  
Dave Antoniono  
5 Buttonbush Court  
Lot 08, Block 01, Section 17 Village of Grogan's Mill
3. Variance request for an existing temporary sign renewal that has been displayed for more than 6 months.  
Jennifer and Katie Tolar  
23 Twisted Birch Place Court  
Lot 08, Block 01, Section 03 Village of Indian Springs
4. Variance request for existing fence that was rebuilt with the construction side facing outward from the lot.  
Jennifer and Katie Tolar  
23 Twisted Birch Place Court  
Lot 08, Block 01, Section 03 Village of Indian Springs
5. Variance request for a proposed detached patio cover with integrated summer kitchen, fireplace and pizza oven that will extend beyond the 20 foot rear building setback.  
Brian Steelman  
47 South Piney Plains Circle  
Lot 17 Block 01 Section 07 Village of Alden Bridge
6. Variance request for proposed patio cover with fireplace that does not respect the 20 foot rear setback  
Michael Hanson  
86 Elander Blossom Drive  
Lot 33, Block 01, Section 32 Village of Creekside Park West
7. Variance request for proposed above ground fountain and paving that does not respect the rear ten foot easement.  
Larry W Miguez  
35 North Warbler Bend  
Lot 10 Block 2, Section 2 Village of Sterling Ridge
8. Variance request for a proposed swimming pool that the water surface exceeds area exceeds the maximum amount allowed.  
Anthony Malatesta  
11 Chipped Sparrow Place  
Lot 38, Block 02, Section 13 Village of Creekside Park
9. Variance request for a proposed patio cover that does not respect the 20 foot rear setback.  
Ryan Clark  
11 Frosted Lilac Court  
Lot 31, Block 01, Section 32 Village of Creekside Park West
10. Variance request for an existing driveway that exceeds the maximum width for driveway borders and is not on both sides of the driveway as required by the standards.  
Victor Berriochoa  
43 Overland Heath Drive  
Lot 11, Block 04, Section 18 Village of Creekside Park West
11. Variance request for an existing play structure that does not respect the five foot side and ten foot rear

easement.

Lawrence Paul Alexander Jr  
22 Gabled Pines Place  
Lot 34 Block 01 Section 45 Village of Alden Bridge

12. Variance request for an existing roof color that does not meet the Development Criteria  
Michael Ferfon  
62 West Cove View Trail  
Lot 22, Block 01, Section 06 Village of Creekside Park
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Gabiella Ulloa Bulle Goyri  
19 Endor Forest Drive  
Lot 10, Block 1 Section 77 Village of Alden Bridge
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Gabiella Ulloa  
43 South Avonlea Circle  
Lot 43, Block 3 Section 25 Village of Alden Bridge
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Julio Cesar Garcia Gonzalez  
90 Panterra Way  
Lot 34, Block 1, Section 74 Village of Alden Bridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Patricia Hallmark  
239 Fairwind Trail Court  
Lot 28, Block 2, Section 11 Village of Harper's Landing at College Park
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Todd Luft  
26 Solebrook Path  
Lot 21, Block 1, Section 14 Village of Creekside Park
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Adam Villarreal II  
22 Rolling Ridge Court  
Lot 21, Block 1, Section 11 Village of College Park
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Emelia A Zapata  
139 Fairwind Trail Drive  
Lot 02, Block 02 Section 11 Village of College Park

20. Variance request for shutter color change that is not compatible with the neighborhood  
Russell J. Leto  
15 Spincaster Drive  
Lot 33, Block 01, Section 30 Village of Creekside Park
21. Variance request for proposed patio cover that does not respect the 25 foot rear setback  
Eric A Doss  
38 South Chandler Creek Circle  
Lot 10, Block 04, Section 13 Village of Indian Springs (TWA)
22. Variance request for proposed patio cover/gazebo with fireplace that does not respect the 20 foot rear setback  
Eron Beine  
155 Bethany Bend Drive  
Lot 43 Block 03 Section 36 Village of Alden Bridge
23. Variance request for proposed tree removals.  
Timothy Serrano  
18 Lake Reverie Place  
Lot 05, Block 01, Section 17 Village of Creekside Park West
24. Appeal of the conditions of approval for a fence that required an agreement with the adjacent neighbor to allow the construction side of the fence to face the neighbor.  
Janet Chavez  
31 North Spinning Wheel Circle  
Lot 8, Block 1, Section 56 Village of Sterling Ridge
25. Variance request for an existing roof color that does not meet the Development Criteria  
Richard Ibarra  
86 West Arbor Camp Circle  
Lot 29, Block 03, Section 04 Village of Creekside Park
26. Variance request for an existing fence with a design that does not comply with the approved fence designs.  
Andres Eduardo Chapellin  
167 East Elm Crescent  
Lot 03 Block 02 Section 04 Village of Alden Bridge
27. Variance request for an existing a/c window unit located in the front yard.  
Horacio Salinas  
38 Bayou Springs Court  
Lot 12 Block 01 Section 24 Village of Alden Bridge
28. Appeal of the conditions of approval and variance request for an existing pergola that was not built per the approved plans and does not respect the side five foot easement and has a corrugated roof that is not an approved roof material.  
Thomas Alvarado & Helga De  
139 South Star Ridge Circle  
Lot 22, Block 03, Section 51 Village of Sterling Ridge
29. Variance request for an existing patio cover that does not respect the rear 15 foot setback, the rear ten foot easement and requires does not have the required sealed engineer plans.

William Stotle  
55 Shimmer Pond  
Lot 54, Block 01, Section 05 Village of Harper's Landing at College Park

30. Request for variance for front yard landscaping that does not have 40% vegetation other than grass or turf  
Luke Jones  
7 Log House Court  
Lot 20, Block 01, Section 22 Village of Creekside Park West

**VII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design 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.thewoodlandtownship-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.

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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: 854 7514 2210, then enter the pound sign “#” on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email [ADA@thewoodlandstowship-tx.gov](mailto:ADA@thewoodlandstowship-tx.gov)

During the August 19, 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 21, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.



A handwritten signature in black ink, reading "Stephanie B. Leno". The signature is written in a cursive style.

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Property Compliance Manager  
For The Woodlands Township