

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
November 4<sup>th</sup>, 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, November 4<sup>th</sup>, 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 November 4<sup>th</sup>, 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 7828 2856**, 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 October 7<sup>th</sup>, 2020.**
- III. **Public Comments \*See Guidelines (listed below)**
- IV. **Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.**
- V. **Consideration and discussion regarding the development of the 23.22 acre tract commonly referred to as East Shore Island**
- VI. **Consideration and action to amend the First Amended Initial Land Use Designation regarding the number of lots, for the 23.22 acre tract, commonly referred to as East Shore Island.**
- VII. **Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Receive, consider and act on the status and project completion by Innospec.  
Dirk Laukien / Innospec Oilfield Services  
2600 Technology Forest Boulevard  
Lot 9147 Block 0547 Section 0999 Village of Research Forest
  - B. Consideration and action for a temporary event that includes signage that scheduled to occur once a month for 7 months.  
CH Realty VII / College Park Plaza  
3091 College Park Drive  
Lot 9051 Block 0555 Section 0000 Village of College Park
  - C. Variance request for the existing directional sign that exceeds the maximum size allowed and contains the name of the business.  
Shadowbend Partners / Mobility Chiro Therapy  
5202 Shadowbend Place, Suite 103  
Lot 0220 Block 0163 Section 0047 Village of Cochran’s Crossing
  - D. Variance request for proposed temporary decorative window displays.  
US Regency Alden Bridge LLC / Learning Express

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

- E. Variance request for the removal of vegetation within the forest preserve for the installation of stone pathways.  
The Crossing Church  
6265 Shadowbend Place  
Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing
- F. Consideration and action for the existing storage shed.  
The Crossing Church  
6265 Shadowbend Place  
Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing
- G. Consideration and action for the existing temporary buildings.  
The Crossing Church  
6265 Shadowbend Place  
Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing
- H. Consideration and action for the existing directional signs.  
The Crossing Church  
6265 Shadowbend Place  
Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing
- I. Consideration and action for the proposed storefront modifications.  
KM Marcel Crossing II, LLC / Pizza Hut  
8000 McBeth Way, Suite 135  
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- J. Consideration and action for the existing staging area.  
KM Marcel Crossing II, LLC / Pizza Hut  
8000 McBeth Way, Suite 135  
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- K. Consideration and action for the existing monument signs.  
Baker Hughes Oilfield Operations Inc.  
9110 Grogan's Mill Road  
Lot 0300 Block 0350 Section 0999 Village of Research Forest
- L. Variance request for the existing parking lot lights that exceed the maximum foot candle levels allowed at the property line.  
ETB LLC / Todd Jeffrey Zucker – Glen Loch Shopping Center  
27100 Glen Loch Drive  
Lot 0290 Block 0045 Section 0007 Village of Panther Creek

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

- 1. Request to amend a concept approval that was previously acted on by the Committee January 22, 2020 regarding a variance for a proposed home/garage addition that exceeds the maximum living area allowed and request for variance for existing wood fence that is not an approvable fence style, additionally a portion of paving does not

respect the side five-foot easement. Additionally, the revised plans indicate the garage plate height was increased and may require a variance.

De La Reyna Developments Corporation  
134 East Bracebridge Circle  
Lot 23, Block 01, Section 21 Village of Indian Springs (TWA)

2. Variance request for the proposed new home construction that will exceed the maximum hard surface allowed will exceed the maximum living area allowed and will encroach into the 25-foot rear building setback.  
Dave Antoniono  
5 Buttonbush Court  
Lot 08, Block 01, Section 17 Village of Grogan's Mill
3. Consideration and action regarding the request to Amend the Initial Land Use Designation for Grogan's Mill Section 17 to increase the maximum amount of living area allowed.  
Dave Antoniono  
5 Buttonbush Court  
Lot 08, Block 01, Section 17, Village of Grogan's Mill
4. Variance request for a conceptually proposed swimming pool that would encroach into the 10-foot rear easement.  
Shkelquim Muskaj  
5 Deerfoot Court  
Lot 42, Block 01, Section 28 Village of Grogan's Mill
5. Variance request for the conceptually proposed room addition that would exceed the maximum living area allowed.  
Hugo Cedeno  
11927 S Red Cedar Circle  
Lot 5, Block 1, Section 3 Village of Grogan's Mill
6. Variance request for a proposed circular driveway that would exceed the maximum width allowed and would cause the lot to further exceed the maximum amount of hard surface area allowed.  
Adel and Natasha Irani  
62 Firefall Court  
Lot 16, Block 03, Section 48 Village of Grogan's Mill
7. Variance request to appeal the conditions of approval of the Residential Design Review Committee regarding the removal of trees on their lot.  
Will Lehmann  
11 Gingerwilde Place  
Lot 25, Block 01, Section 27 Village of Cochran's Crossing
8. Variance request for the conceptually proposed carport that would encroach into 25-foot front platted building line and setback line.  
Cyrus D. Behseresht  
37 Split Rock Court  
Lot 38, Block 03, Section 17 Village of Panther Creek
9. Variance request for a proposed room addition that may encroach into the 25-foot setback line.  
Royce Franzoni  
1 Twelve Pines Court

Lot 20, Block 01, Section 14 Village of Panther Creek

10. Variance request for a proposed patio cover with summer kitchen that would encroach the 25-foot rear setback  
Craig Fortson  
39 Grey Finch Court  
Lot 49, Block 06, Section 28 Village of Panther Creek
11. Variance request for an existing retaining wall that encroaches into the 10-foot rear easement.  
Ed Tchamanzar  
23 Shoreline Point Drive  
Lot 03, Block 01, Section 26 Village of Panther Creek
12. Consideration and action for a proposed home business.  
Paul Lewitsch  
3 Windledge Place  
Lot 44, Block 02, Section 18 Village of Cochran's Crossing
13. Variance request for an existing landscape arbor that is located in the ten-foot rear easement.  
David Le  
26 Nightfall Place  
Lot 30, Block 01, Section 28 Village of Cochran's Crossing
14. Variance request for a proposed flagstone patio that will be located in the five-foot side and ten-foot rear easements.  
Blake & Amy Bonzon  
31 E Trillium Circle  
Lot 05, Block 01, Section 19 Village of Cochran's Crossing
15. Variance request for an existing fence that was built beyond the platted building line.  
J W Sanders  
2 Royal Tern Lane  
Lot 57, Block 01, Section 24 Village of Grogan's Mill
16. Variance request for an existing fence that is not set back at least 3 feet from the front façade of the dwelling.  
Katharine Branham  
7 Glorybower Court  
Lot 10, Block 02, Section 13 Village of Grogan's Mill
17. Variance request for an existing front porch roof that is not considered a muted shade.  
Katharine Branham  
7 Glorybower Court  
Lot 10, Block 02, Section 13 Village of Grogan's Mill
18. Variance request for the proposed gazebo that would encroach into the 20-foot rear building setback.  
Mario Vandemoortele  
66 N Elm Branch Place  
Lot 32, Block 01, Section 51 Village of Grogan's Mill
19. Variance request for the tree requested for removal that does not meet the requirements for removal.  
Stanley Powers

78 Huntsmans Horn Circle  
Lot 7, Block 1, Section 12 Village of Grogan's Mill

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

Farkhondeh Merrikh  
10 Maystar Court  
Lot 51, Block 01, Section 17 Village of Grogan's Mill

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

Bonnie Ollenburg  
44 N Morningwood Court  
Lot 18, Block 02, Section 38 Village of Grogan's Mill

**IX. Consideration and action regarding the Residential and Commercial Standards or promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic.**

**X. Request for Concept approval for a Home Business.**

**XI. Member Comments**

**XII. Staff Reports**

**XIII. 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 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.

To call in to the November 4<sup>th</sup>, 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
- (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 7828 2856, 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 November 4<sup>th</sup>, 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 November 4<sup>th</sup>, 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

