

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
November 18, 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 18, 2020, at 5:00 p.m., via video conference within the boundaries of The Woodlands Township in The Woodlands, Texas, which may be viewed and have interaction with the committee by joining the meeting at <https://us02web.zoom.us/j/86984697233?pwd=UmVmV05CVldvNnc3SzFKeTVBNElhZz09>
PASSCODE 253207

To call in to the November 18, 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: 869 8469 7233** 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 October 21, 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, 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. Variance request to trim and remove vegetation from the forest preserve to create a view corridor.
Alden Bridge Complex LLC / Shops at Alden Bridge
3759 FM 1488
Lot 1907 Block 0549, Section 0047 Village of Alden Bridge
 - C. Variance request to trim and remove vegetation from the forest preserve to create a view corridor.
Alden Bridge Complex LLC / CVS Pharmacy
3705 FM 1488
Lot 1906 Block 0549 Section 0047 Village of Alden Bridge
 - D. Variance request for existing vinyl signage which is not a part of the registered name of the business (CVS) and advertise services and products available.
Alden Bridge Complex LLC / CVS Pharmacy
3705 FM 1488
Lot 1906 Block 0549 Section 0047 Village of Alden Bridge
 - E. Variance request for the proposed HVAC replacement and temporary staging area, including construction hours that are not in accordance with the Standards.
Indian Springs at The Woodlands LTD / HEB

10777 Kuykendahl Road
Lot 0550 Block 0592 Section 0060 Village of Indian Springs

- F. Consideration and action to allow the owner to pursue amending the Initial Land Use Designation
Lex Gen Woodlands LP / Lexicon Pharmaceuticals Inc.
8800 Technology Forest Boulevard / 4000 Research Forest Drive
Lots 9024, 9046 Block 0051 Section 0999/Lot 0240 Block 0547 Section 0000 Village of Research Forest
- G. Variance request for the permanent display of the existing light pole banners and temporary display of alternate banners during the holiday season.
Lone Star College
5000 Research Forest Drive
Lot 0805 Block 0051 Section 0000 Village of Research Forest
- H. Consideration and action for the proposed emergency room monument sign.
Northex LLC / Memorial Hermann 24 Hour Emergency Care
9950 Woodlands Parkway
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge
- I. Consideration and action for the proposed tenant monument sign.
Northex LLC
9950 Woodlands Parkway
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge
- J. Consideration and Action to proceed with legal action, regarding the failure to comply with the Covenants and Standards for outstanding violations on the property.
1155 Lake Woodlands Drive LLC / Macaroni Grill
1155 Lake Woodlands Drive
Lot 1602 Block 0599 Section 0999 Village of Town Center
- K. Consideration and Action to proceed with legal action, regarding the failure to comply with the Covenants and Standards for outstanding violations on the property.
Wal Mart Stores East Inc./Walmart
10001 Woodlands Parkway
Lot 0100 Block 0078 Section 0000 Village of Sterling Ridge

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

- 1. Request for a rehearing regarding the previously acted upon appeal of 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. Consideration and action regarding new home construction
Jortney, LLC
40 Autumn Crescent Drive
Lot 10, Block 04, Section 09 Village of Cochran's Crossing

3. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Bernard Kann, Jr.
80 Laughing Brook Court
Lot 80, Block 02, Section 38 Village of Grogan's Mill
4. Variance request for a proposed fence that will exceed maximum height allowed and of different style than allowed by the Development Criteria for Section 9, Sterling Ridge.
Jonathan Santana
67 Barley Hall St
Lot 10, Block 03, Section 09 Village of Sterling Ridge
5. Variance request for patio cover with summer kitchen, outdoor bath and storage area that do not respect the 25 foot rear building setback.
Todd Cantrall
63 North Curly Willow Circle
Lot 13, Block 02, Section 15 Village of Creekside Park West
6. Variance request for proposed home addition that exceeds the maximum living area allowed per the Development Criteria.
Enrique Mercado (Delkor LLC)
103 East Jagged Ridge Circle
Lot 32, Block 05, Section 14 Village of Creekside Park
7. Variance request Existing Wood Deck that does not respect 10 foot rear yard easement. Additional and Appeal of the RDRC conditions on the dog house to comply with Standards.
Ching Kwei Kang
58 Hidden Meadow Drive
Lot 06 Block 02 Section 41 Village of Alden Bridge
8. Request for approval for a home business – online beauty products
Christopher & Franchesca Jones
11 Quince Tree Place
Lot 96 Block 02, Section 04 Village of Harper's Landing at College Park
9. Request for approval for a Short term rental business
Iris Maria Arteaga Guzman/Jose German Ochoa Amador
6 West Lasting Spring Circle
Lot 37, Block 01, Section 08 Village of Creekside
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
John T DeSpain
142 South Arrow Canyon Circle
Lot 19, Block 1, Section 3 Village of Creekside Park
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Brent Doucette
7 Silk Tree Place
Lot 34, Block 2, Section 81 Village of Alden Bridge

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Raymundo & Maria D Celia Guiterrez
117 East Montfair Boulevard; 77382-2094
Lot 35, Block 1, Section 75 Village of Sterling Ridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Harper Real Estate Investors Inc
58 Lightwood Trace
Lot 20, Block 3 Section 20 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.
Hasan & Sadet M Kayar
50 Wyatt Oaks Drive
Lot 68, Block 2, Section 22 Village of Creekside Park West
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Brett & Alexandra Leslie
119 South Beech Springs Circle
Lot 9, Block 3, Section 10 Village of Creekside Park
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Cesar A Lopez
19 Inland Prairie Drive
Lot 53, Block 1, Section 9 Village of Creekside Park West
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Lucia Marcellini
199 Pinto Point Drive; 77389-4883
Lot 2, Block 2, Section 12 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.
Samuel P McBirney
23 Rosewater Place
Lot 4, Block 2, Section 9 Village of Indian Springs (TWA)
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Walter & Carol Pierce Revocable Trust
15 Filigree Pines Place
Lot 40, Block 1, Section 7 Village of Sterling Ridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Michael & Susan Postus
127 South Rocky Point Circle
Lot 11, Block 2, Section 5 Village of Creekside Park

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Fernando J Ramirez & Monica P S Gonzalez
30 Davis Cottage Court
Lot 85, Block 2, Section 3 Village of Harper's Landing at College Park
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Francisco E Sanchez
40 Sunrise Crest Trail
Lot 5, Block 2, Section 37 Village of Creekside Park West
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Nahua Zhang
68 Melon Summer Drive; 77354-4162
Lot 25, Block 4, Section 89 Village of Sterling Ridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Santiago & Irma Tugano
239 North Wimberly Way
Lot 7, Block 2, Section 3 Village of Harper's Landing at College Park
25. Variance request for proposed patio cover with summer kitchen that does not respect the 20 foot rear setback and the existing trellis exceeds the maximum height allowed
George Toma
115 West Valera Ridge Place
Lot 08, Block 01, Section 31 Village of Creekside Park
26. Consideration and action in regard to a dog run that was previously acted on and approved by the Development Standards Committee.
Colby & Jessica Swinea
11 Alamito Canyon Place
Lot 37, Block 3, Section 89 Village of Sterling Ridge
27. Variance request for proposed patio cover with fireplace and summer kitchen that does not respect the 20 foot rear setback
Nicholas Adam
42 Woodborough Way
Lot 04, Block 04, Section 34 Village of Creekside Park
28. Appeal of Residential Design Review Committee's conditions of approval for proposed tree removals.
Roland Illerhaus
2 Classic Oaks Place
Lot 33 Block 01 Section 07 Village of Alden Bridge

29. Appeal request of an Residential Design Review Committee disapproval for an existing house color that is not in keeping with the character of the neighborhood.

Steven C Kosmach
87 South Longsford Circle
Lot 07 Block 02, Section 12 Village of Sterling Ridge

30. Variance request for an existing storage shed exceeds the maximum floor area of 120 sq. ft. permitted for any detached building and was built with a corrugated roof, which is an unacceptable roofing material.

Mark Andrew Davies
2 Courtland Green Street
Lot 01 Block 03 Section 55 Village of Alden Bridge

VII. Consideration and action concerning Image Pools and contractor compliance deposit fees.

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

IX. Member Comments

X. Staff Reports

XI. 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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- (253) 215-8782 or
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- (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:, **869 8469 7233** 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 November 18, 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 18, 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, which appears to read "Stephanie B. Leno". The signature is written in a cursive style.

Property Compliance Manager
For The Woodlands Township