

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
December 1st, 2020 at 5:00 p.m.
The Woodlands Township**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on Tuesday, December 1st, 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 December 1st, 2020 Development Standards Committee meeting to provide public comment or speak on a specific item, 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: 895 5314 3457**, 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 of November 4th, 2020.**
- IV. **Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.**
- V. **Recess to Executive Session to consult with the Development Standards Committee’s attorney pursuant to 551.071, Texas Government Code.**
- VI. **Reconvene in Public Session.**
- 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. Variance request to trim and remove vegetation from the forest preserve to create a view corridor.
ALDEN BRIDGE COMPLEX LLC
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. Consideration and discussion for the proposed monument sign.
The Woodlands Township
9669 Grogan's Mill Road
Lot 0311 Block 0547 Section 0006 Village of Town Center

- F. Variance request for an existing building sign that does not comply with the building criteria, includes a logo that is not trademarked and exceeds the maximum size allowed.
Columbia Texas Grogans Industrial LP/ Binder Scientific
9391 Grogan's Mill Road, Suite A1
Lot 0210 Block 0599 Section 0999 Village of Research Forest

- G. Variance request for the existing wood and linen storage containers located in the parking lot, reducing the number of spaces for parking to below the minimum number of parking spaces required.
Killen's LLC / Killen's Steakhouse
1700 Research Forest Drive
Lot 9408 Block 0350 Section 1000 Village of Research Forest

- H. Consideration and action regarding the proposed outdoor patio furniture.
Killens Land & Cattle Co LLC
8800 Six Pines Drive
Lot 6603 Block 0350 Section 1000 Village of Research Forest

- I. Variance request for the conceptually proposed plans for an enclosed patio area that will include the removal of parking spaces and trees.
REG8 Sterling Ridge / Sterling Ridge Shopping Center
6700 Woodlands Parkway, Suite 250
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

- J. Consideration and action regarding a proposed monument sign that will contain two addresses.
Alden Heights Place LLC / Panther Creek Professional Plaza
4840 W. Panther Creek Drive
Lots 0310 Block 0045 Section 0040 Village of Panther Creek

- K. Variance request for the proposed building and blade signs that do not include a registered trademarked logo.
Regency Centers / Face to Face Spa
4775 W. Panther Creek Drive, Suite 220B
Lot 0283 Block 0045 Section 0040 Village of Panther Creek

- L. Variance request for the proposed exterior lighting that exceeds the maximum foot candle levels allowed at the property line.
Indian Springs at Woodlands LTD / Wells Fargo Bank
6621 Woodlands Parkway
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

- M. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
2978 Colonnade Group LP / Folk Portraits
30420 FM 2978
Lot 0110 Block 0458Section 0046 Village of Sterling Ridge

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

1. Request for a rehearing from the neighboring property owners Torres/Sanchez at 67 North Curly Willow, regarding the variance request for patio cover with summer kitchen, outdoor bath and storage area that do not respect the 25 foot rear building setback, located at 63 North Curly Willow Circle Lot 13, Block 02, Section 15 Village of Creekside Park West
2. Variance request for a proposed patio cover with fireplace and summer kitchen that does not respect the rear 30 foot and side 8 foot setbacks.
Robert M. Schapiro
82 East Bracebridge Circle
Lot 36, Block 01, Section 21 Village of Indians Spring (TWA)
3. Consideration and action regarding rehearing of the privacy fence previously acted on by the Development Standards Committee requiring the owner to relocate the fence and add additional vegetation.
Unirealy Management LTD
10503 E Wildwind Circle
Lot 09, Block 09, Section 12 Village of Grogan's Mill
4. Consideration and action to increase the maximum amount of living area allowed in the Initial Land Use Designation for Panther Creek Section 42.
Jeffry T Guttadauro
39 Summer Port
Lot 08, Block 03, Section 42 Village of Panther Creek
5. Variance request for proposed concept room addition that would exceed the maximum living area allowed per the neighborhood criteria and the initial land use designation and would encroach into the 40-foot rear setback.
Jeffry T Guttadauro
39 Summer Port
Lot 08, Block 03, Section 42 Village of Panther Creek
6. Variance request for proposed color change that was not considered compatible with the neighborhood, when acted upon by the Residential Design Review Committee.
Fernando Mladenio
11 Quiet Oak Drive
Lot 51, Block 01, Section 05 Village of Cochran's Crossing
7. Variance request for a proposed pool that would exceed the maximum amount of water surface area allowed.
Kevin Russell Andrews
70 Smokestone Drive
Lot 23, Block 02, Section 29 Village of Panther Creek
8. Variance request for a proposed shed that would encroach into the five-foot side easement.
John E Bane
36 N High Oaks Circle
Lot 87, Block 04, Section 38 Village of Grogan's Mill
9. Variance request for trees requested for removal that do not meet the requirements for removal.
McFarland Family Living Trust
7 Flatcreek Place
Lot 23, Block 02, Section 24 Village of Cochran's Crossing

10. Variance request for trees requested for removal that do not meet the requirements for removal.
Edwin Stanfield
58 Summer Storm Circle
Lot 51, Block 02, Section 31 Village of Cochran's Crossing
11. Variance request for trees requested for removal that do not meet the requirements for removal.
Robert and Barbara Laible
103 West Lakemist Circle
Lot 01, Block 02, Section 20 Village of Cochran's Crossing
12. Variance request for an existing gazebo with paving that encroaches into the easements.
Juan C Arana
22 S Rain Forest Ct
Lot 27, Block 06, Section 38 Village of Grogan's Mill
13. Variance request for a conceptually proposed patio cover that will encroach into the rear 40 foot building setback.
Andy & Tracie Lofton
47 Stone Springs Circle
Lot 12, Block 02, Section 22 Village of Cochran's Crossing
14. Variance request for a proposed patio cover with integrated summer kitchen that will encroach into the rear 40 foot building setback.
Andy & Tracie Lofton
47 Stone Springs Circle
Lot 12, Block 02, Section 22 Village of Cochran's Crossing
15. Variance request for a proposed fireplace that will encroach into the rear 40 foot building setback.
Andy & Tracie Lofton
47 Stone Springs Circle
Lot 12, Block 02, Section 22 Village of Cochran's Crossing
16. Variance request for a conceptually proposed room addition that will exceed the maximum amount of living area allowed.
Steve and Lynne Charbonneau
3 Pastoral Pond Circle
Lot 06, Block 04, Section 60 Village of Grogan's Mill
17. Variance request for a proposed addition to the home that would exceed the maximum amount of living area allowed and would encroach into the 40 foot rear setback.
Kevin R Hermis
35 Wood Cove Drive
Lot 17, Block 01, Section 24 Village of Panther Creek
18. Variance request for the proposed attached patio cover that would encroach into the 40 foot rear setback.
Kevin R Hermis
35 Wood Cove Drive
Lot 17, Block 01, Section 24 Village of Panther Creek
19. Variance request for the proposed summer kitchen that would encroach into the 40 foot rear setback.
Kevin R Hermis
35 Wood Cove Drive
Lot 17, Block 01, Section 24 Village of Panther Creek

20. Variance request for a proposed patio cover that will encroach into the 40 foot rear setback.
Shivani Tripathy
15 Scullers Cove Court
Lot 04, Block 01, Section 33 Village of Panther Creek
21. Variance request for proposed Fireplace that will encroach into the 40 foot rear setback.
Shivani Tripathy
15 Scullers Cove Court
Lot 04, Block 01, Section 33 Village of Panther Creek
22. Variance request for a proposed summer kitchen that will encroach into the 40 foot rear setback.
Shivani Tripathy
15 Scullers Cove Court
Lot 04, Block 01, Section 33 Village of Panther Creek
23. Variance request for a proposed patio cover that will encroach into the 20 foot rear setback.
Jennifer Starns
163 W Coldbrook Circle
Lot 01, Block 03, Section 25 Village of Cochran's Crossing
24. Variance request for a proposed driveway replacement that will encroach into the easement and exceed the maximum width allowed.
Juan Mayorga
5 Dunloggin Dr.
Lot 14, Block 01, Section 11 Village of Grogan's Mill
25. Variance request for a proposed patio cover and fireplace that encroaches into the 20 foot setback line.
Larry D Vernier
107 West Racing Cloud Court
Lot 31, Block 01, Section 46 Village of Panther Creek
26. Variance request for a proposed screen structure that will exceed the maximum height allowed for a trash cart screen and is not a pre-approved design.
David Halphen
106 E Shadowpoint Circle
Lot 15, Block 03, Section 08 Village of Cochran's Crossing
27. Variance request for a proposed wrought iron fence replacement that exceeds the maximum height allowed.
Roald and Emily Hoppel
2609 Crossvine Circle
Lot 09, Block 05, Section 02 Village of Grogan's Mill
28. Variance request for existing street right of way improvement at the street corner that includes benches and is not located in a cul-de-sac island.
Carlos M Calderon
48 West Tallowberry Drive
Lot 13, Block 01, Section 07 Village of Panther Creek
29. Variance request for an existing fence that is not setback at least three feet from the front façade of the dwelling.
Mark & Susan Spence
14 Smokerise Place
Lot 04, Block 06, Section 06 Village of Cochran's Crossing

30. Consideration and action for a short-term rental application.
Daniel and Sandra Steward
76 E. Lakeridge Drive
Lot 15, Block 01, Section 03 Village of Cochran's Crossing

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

X. Consideration and action regarding the proposed temporary emergency conditions sign standards proposed for adoptions by the Plan review Committees.

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.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.
- 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: 895 5314 3457, 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 December 1st, 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 December 1st, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.


Covenant Administration Manager
For The Woodlands Township

