

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
January 6<sup>th</sup>, 2021 at 5:00 p.m.  
The Woodlands Township**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on Wednesday, January 6<sup>th</sup>, 2021, 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 January 6th, 2021 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: 838 1986 9097**, 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 to appoint a Chairman and Vice Chairman of the Development Standards Committee for the 2021 term.**
- IV. Consideration and action regarding the minutes of the meeting of December 6, 2020.**
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VIII and IX recommended for Summary Action.**
- VI. Recess to Executive Session to consult with the Development Standards Committee’s attorney pursuant to 551.071, Texas Government Code.**
- VII. Reconvene in Public Session.**
- VIII. Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Consideration and action for the proposed storefront modifications and construction staging area.  
Woodlands Anchor Acquisition LP / Salata Salad Kitchen  
1555 Lake Woodlands Drive, Suite 430  
Lot 0284 Block 0599 Section 0099 Village of Town Center
  - B. Consideration and action for the proposed monument signs.  
MAC Acquisitions LLC / Romano’s Macaroni Grill  
1155 Lake Woodlands Drive  
Lot 1601 Block 0599 Section 0999 Village of Town Center
  - C. Variance request for a building sign that exceeds the maximum height allowed.  
Davis Holdings LP / Uli’s Kitchen  
8021 Research Forest Drive, Suite A  
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

- D. Variance request for two existing monument signs which exceed the maximum number of monument signs allowed, are not perpendicular to the street and include address placement that is not centered or located in the upper corner closest to the street.  
Lone Star College  
5000 Research Forest Drive  
Lot 0805 Block 0051 Section 0000 Village of Research Forest
- E. Variance request for a sign package that includes a monument sign that does not display the street address numbers and a logo that exceeds the maximum size allowed.  
Bank of America NA  
6607 Woodlands Parkway  
Lot 0504 Block 0592 Section 0060 Village of Indian Springs
- F. Variance request for existing door vinyl graphics that exceed the maximum number allowed, do not contain a trademark, and are located on the exterior surface of the glass.  
The Woodlands United Methodist Church / The Loft  
9201 Grogan's Mill Road  
Lot 0650 Block 0599 Section 0999 Village of Research Forest

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

- 1. Consideration and action regarding demolition of a dwelling and a pool.  
Lisa D. Katz-Johnson and Johnathon C. Johnson  
38 West Bracebridge Circle  
Lot 12, Block 3, Section 21 Village of Indian Springs
- 2. Request to appeal the approved power generator at 151 North Berryline Circle by the affected neighbors, The Clark's, at 147 N Berryline Circle.  
Michael Bettencourt  
151 North Berryline Circle  
Lot 24, Block 01, Section 36 Village of Panther Creek
- 3. Variance request for a proposed new addition that does not meet the minimum living area allowed for the lot.  
Deborah Richter  
7 Pastoral Pond Circle  
Lots 07 & 08, Block 04, Section 60 Village of Grogan's Mill
- 4. Variance request for a proposed garage door that was not considered to be consistent with the neighborhood character and not considered to be architecturally compatible with the home, when it was acted on by the Residential Design Review Committee.  
Brian Daly  
6 Hampton Place  
Lot 21, Block 01, Section 45 Village of Panther Creek
- 5. Variance request for an existing color change that was not considered to be compatible with the existing character of the home was determined to have too much color contrast between the trim and siding colors and was not considered to be compatible with other homes in the area, when it was acted upon by the Residential Design Review Committee.  
William Manuel and Michelle Manuel

5 Cokeberry Court  
Lot 02, Block 01, Section 22 Village of Grogan's Mill

6. Variance request for a proposed new home rebuild that would exceed the maximum living area, exceed the maximum hard surface area allowed and would encroach into the 30 foot front setback for the lot and was submitted without the required sealed landscape plan.

Cheryl Tullis  
29 Autumnwood Way  
Lot 34, Block 02, Section 31 Village of Grogan's Mill

7. Variance request for a patio cover and incorporated art niche wall that will encroach the 40 foot rear building setback and 30 foot golf interface zone.

Hubert Vaz Nayak  
26 Palmer Crest  
Lot 08, Block 03, Section 55 Village of Cochran's Crossing

8. Variance request for trees requested for removal.

Hubert Vaz Nayak  
26 Palmer Crest  
Lot 08, Block 03, Section 55 Village of Cochran's Crossing

9. Variance request for an existing pergola with a corrugate plastic roof.

Arne Gibbs  
10 Cokeberry Court  
Lot 14, Block 02, Section 22 Village of Grogan's Mill

10. Variance request to appeal the decision of the Cochran's Crossing Residential Design Review Committee to table action regarding the removal of trees on the lot.

Joseph Hamper  
46 S Stony Bridge Circle  
Lot 18, Block 03, Section 10 Village of Cochran's Crossing

11. Consideration and action for a time extension in order to allow the owner to hire an architect to calculate the overall square footage of the home and the addition.

Bradley Finger  
9 Greenridge Forest Court  
Lot 30, Block 03, Section 14 Village of Panther Creek

12. Variance request for a proposed patio cover with summer kitchen and fireplace that encroaches the rear 40 foot rear setback.

Benjamin Hansen  
31 Harbor Cove Drive  
Lot 21, Block 03, Section 24 Village of Panther Creek

13. Variance request for proposed patio cover that encroaches into the 20 foot rear building setback.

George & Shelia Stokes  
91 Golden Shadow Circle  
Lot 101, Block 04, Section 04 Village of Cochran's Crossing

14. Variance request for a proposed pool with decking that would encroach into the 10 foot rear easement.  
Fred Mc Omer III  
34 Quick Stream Place  
Lot 10, Block 28, Section 01 Village of Indian Springs
15. Variance request for an existing attic conversion submitted without the required sealed plans and exceeds the maximum living area allowed.  
Eric and Katie Midden  
2 Coldsprings Court  
Lot 12, Block 03, Section 60 Village of Grogan's Mill
16. Variance request for an existing attached patio cover submitted without sealed plans.  
Vicki Niezgoda  
51 Thorn Berry Place  
Lot 02, Block 01, Section 04 Village of Indian Springs
17. Variance request to appeal the conditions of approval for a generator to encroach more than three feet into the rear ten foot easement.  
Geoffrey Pokorny  
142 Golden Shadow Circle  
Lot 57, Block 05, Section 04 Village of Cochran's Crossing
18. Variance request for the existing rear fence that exceeds the maximum height allowed and was built with the construction side facing outward from the lot.  
Thomas Coale  
108 N Deerfoot Circle  
Lot 30, Block 01, Section 28 Village of Grogan's Mill
19. Variance request for an existing driveway widening that is located in the five foot side easement.  
Larry F O'Byrne  
75 Mill Point Place  
Lot 10, Block 01, Section 67 Village of Grogan's Mill
20. Variance request for the proposed driveway widening would cause the driveway to exceed the maximum width allowed.  
Eric Maier  
2 Hornbill Court  
Lot 06, Block 01, Section 24 Village of Grogan's Mill
21. Consideration and action of a home business renewal.  
Dale Weibe  
12 Blue Fox Court  
Lot 3a, Block 01, Section 29 Village of Grogan's Mill
22. Consideration and action of a home business renewal.  
John and Diane Hennigan  
3 Crinkleroot Court  
Lot 15, Block 01, Section 19 Village of Grogan's Mill

23. Consideration and action of a home business renewal.  
Mary Scaggs  
11430 Slash Pine Place  
Lot 12, Block 01, Section 33 Village of Grogan's Mill
24. Consideration and action regarding a Short-Term Rental application.  
Edwin Vega  
9 Willowbend Court  
Lot 0026, Block 0001, Section 0018 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.  
Elia Guadalupe Domenzain Martinez  
29 East Wandering Oak Drive  
Lot 13, Block 08, Section 05 Village of Panther Creek
- X. Consideration and action regarding the Residential and Commercial Standards or promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic.**
- XI. Consideration and action regarding the adoption of the Development Standards Committee meetings for 2021.**
- XII. Member Comments**
- XIII. Staff Reports**
- XIV. 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 January 6th, 2021, 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: 838 1986 9097, 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 January 6th, 2021, 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 January 6th, 2021, 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

