

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
January 20, 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 20, 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>. Click on "Watch Virtual Public Meetings".

To call in to the January 20, 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 669 900 6833 or 253 215 8782 or 312 626 6799 or 929 205 6099 or 301 715 8592 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)**

Once you have connected, you will need to enter **Webinar ID: 851 9376 0305** 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 December 16, 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. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.  
Regency Centers LP / Panther Creek Shopping Center  
4775 W. Panther Creek Drive  
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
  - B. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.  
Regency Centers / Cochran's Crossing Shopping Center  
4747 Research Forest Drive  
Lot 0100 Block 0687 Section 0100 Village of Cochran's Crossing
  - C. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.  
US Regency Alden Bridge LLC / Alden Bridge Shopping Center  
8000 Research Forest Drive  
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
  - D. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.  
Indian Springs at The Woodlands LTD / Indian Springs Shopping Center  
6777 Woodlands Parkway

Lots 0500 Block 0592 Section 0060 Village of Indian Springs

- E. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.  
REG8 Sterling Ridge / Sterling Ridge Shopping Center  
6700 Woodlands Parkway  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- F. Variance request for the proposed sign that exceeds the maximum height and logo size requirements.  
Indian Springs at Woodlands LTD / Edible  
6777 Woodlands Parkway, Suite 322  
Lot 500 Block 0592 Section 0060 Village of Indian Springs
- G. Variance request to relocate approved dumpster enclosure to comply with Shenandoah Standards.  
Killen's Land & Cattle CO LLC / Killen's BBQ  
8800 Six Pines Drive  
Lot 6603 Block 0350 Section 1000 Village of Research Forest
- H. Consideration and action for the proposed temporary fencing due to a grease trap installation.  
IMI MSW LLC / Market Street  
9595 Six Pines Drive  
Lot 7112 Block 0599 Section 0999 Village of Town Center
- I. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Luisfina Corp / Kolache Factory  
1500 Research Forest Drive, Suite 230  
Lot 9380 Block 0350 Section 1000 Village of Research Forest
- J. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Luisfina Corp / Lenny's Sub Shop  
1500 Research Forest Drive, Suite 190  
Lot 9380 Block 0350 Section 1000 Village of Research Forest
- K. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Luisfina Corp / The Woodlands Modern Smiles & Orthodontics  
1500 Research Forest Drive, Suite 220  
Lot 9380 Block 0350 Section 1000 Village of Research Forest
- L. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Warmka Joint Revocable Trust / Willie's Ice House  
16846 Interstate 45 S  
Lot 9020 Block 0555 Section 0999 Village of College Park

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

- 1. Variance request for a proposed new home construction that would exceed the maximum living area allowed, exceed the maximum hard surface area allowed and will encroach into the 30-foot front setback for the lot.

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

2. Variance request for a proposed pool with related decking that would exceed the maximum hard surface area allowed.  
Cheryl Tullis  
29 Autumnwood Way  
Lot 34, Block 02, Section 31 Village of Grogan's Mill
3. Consideration and action regarding a Short-Term Rental application.  
Connie Reddington  
187 N. Dreamweaver Circle  
Lot 09, Block 02, Section 65 Village of Grogan's Mill
4. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Nancy J James  
85 E Timberspire Ct  
Lot 96, Block 02, Section 38 Village of Grogan's Mill
5. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Michael A Gray  
11927 S Blackjack Oak Circle  
Lot 14, Block 04, Section 03 Village of Grogan's Mill
6. Variance request for patio cover with summer kitchen that does not respect the 40 foot rear building setback.  
Gomsan LLC  
198 Bauer Point Court  
Lot 63, Block 01, Section 06 Village of Creekside Park
7. Variance request for proposed driveway borders that will exceed the maximum width allowed.  
Josh Stevens  
19 Almond Dale Court  
Lot 25 Block 01 Section 73 Village of Alden Bridge
8. Variance request for a proposed driveway extension that will exceed the maximum percent coverage of 45% hard surface area and the driveway borders exceed the maximum width allowed.  
William D Bonilla III  
66 Glentrace Circle  
Lot 10 Block 01 Section 56 Village of Alden Bridge
9. Request for variance for proposed swimming pool decking that does exceeds the maximum allowed water surface area.  
Gregory Johnson  
22 Quiet Yearling Place  
Lot 27, Block 01, Section 01 Village of Creekside Park
10. Variance request for a proposed swimming pool decking that will not respect the side five foot easement.

Shaun Doerrfeld  
54 West Montfair Blvd  
Lot 07 Block 03, Section 74 Village of Sterling Ridge

11. Request for renewal of a Home Business – Dog Breeder  
Pat Dody  
2 Archer Oaks Place  
Lot 25, Block 03, Section 29 Village of Sterling Ridge
12. Request for approval for a Home Business – Vocal and Piano Lessons  
Carol B. Hodgin  
91 East Crystal Canyon Circle  
Lot 56, Block 01, Section 01 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.  
Susy C Allen  
11 Pocket Flower Court  
Lot 10, Block 1, Section 16 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.  
Ravinder Bayas & Ai Nai  
107 North Camellia Grove Circle  
Lot 8, Block 2, Section 80 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.  
Hongxia Che  
24 Silver Rock Drive  
Lot 6, Block 2, Section 33 Village of Creekside Park West
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Thomas Robert III & Margaret L Doyle  
35 Classic Oaks Place  
Lot 26, Block 1, Section 7 Village of Alden Bridge
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
David N & Tami A Eubank  
258 Fairwind Trail Drive  
Lot 104, Block 3, Section 11 Village of Harper’s Landing at College 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.  
James T Ferguson Sr  
339 North Rush Haven Circle  
Lot 23, Block 1, Section 8 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.  
Alejandra Haddad Haddad  
26 Botanical Vista Drive  
Lot 22, Block 1, Section 32 Village of Creekside Park West

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Hari & Sunita Jinaga  
59 Bryce Branch Circle  
Lot 16, Block 2, Section 34 Village of Sterling Ridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Daniel Spears  
103 North Delta Mill Circle  
Lot 47, Block 1, Section 1 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.  
Robin Kitzmiller Windham  
65 West Night Heron Place  
Lot 5, Block 1, Section 2 Village of Alden Bridge
23. Request for Rehearing for a Variance request for an existing home business that was previously disapproved by the Development Standards Committee on December 16, 2020– Daycare Home Business.  
Babar Rafiq  
55 Raindance Court  
Lot 01 Block 03, Section 11 Village of Harper's Landing at College Park
24. Request by an affected neighbor to appeal the approval of a trampoline at 59 East Green Gables Circle.  
Gregory H. Avedikian  
59 East Green Gables Circle  
Lot 15 Block 01 Section 09 Village of Alden Bridge  
**Affected Neighbor appealing decision**  
Roy Harber  
3 Baylark Place  
Lot 16 Block 01 Section 09 Village of Alden Bridge
25. Request by an affected neighbor to appeal the approval of a fence at 106 Player Oaks Place.  
Edward J Norris  
106 Player Oaks Place  
Lot 07, Block 01, Section 72 Village of Sterling Ridge  
**Affected Neighbor appealing decision**  
Sanathan Chandra  
110 Player Oaks Place  
Lot 06, Block 01, Section 72 Village of Sterling Ridge
26. Request for variance for proposed room addition exceeds the maximum living area allowed per the Development Criteria and the Initial Land Use Designation, which is not in keeping with the standards.  
Oliver Pegueros Buenrostro

23 Blue Violet Court  
Lot 18, Block 02, Section 22 Village of Creekside Park West

27. Variance request for proposed patio cover that does not respect the 25 foot rear setback and paving that does not respect the rear ten foot easement.

Jantzen Thorns  
23 Thundercloud Place  
Lot 24, Block 02, Section 27 Village of Creekside Park West

28. Variance request for existing paving that exceeds the maximum percent coverage of 45% hard surface area allowed for the lot. In addition, the proposed patio cover will contain a portion of the paving that exceeds the allowable hard surface area.

Ricardo Trevisiol  
26 Sagamore Bend Place  
Lot 34 Block 01 Section 73 Village of Alden Bridge

29. Request for variance for existing driveway widening that exceeds the maximum width allowed.

Carl DeCarlo  
14 Mirror Ridge Drive  
Lot 23, Block 01, Section 18 Village of Indian Springs (TWA)

30. Request for variance for existing driveway widening that exceeds the maximum width allowed.

Charles Coleman Chustz  
98 West Mirror Ridge Circle  
Lot 02, Block 01, Section 18 Village of Indian Springs (TWA)

**IX. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and any 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 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.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.

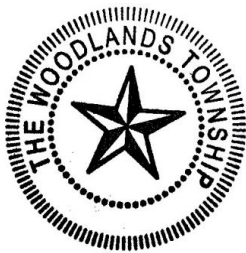
To call in to the **January 20, 2021 Development Standards Committee meeting to provide public comment, you may call any of the numbers listed below. For the best quality audio, it is recommended to use one of the local numbers:**

- **(346 248 7799 or**
- **669 900 6833 or**
- **253 215 8782 or**
- **312 626 6799 or**
- **929 205 6099 or**
- **301 715 8592 or**
- **888 788 0099 (Toll Free) or**
- **877 853 5247 (Toll Free)**

Once you have connected, you will need to enter Webinar ID: **851 9376 0305** 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 20, 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 December 16, 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