

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
April 7<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, April 7<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> Once selected go to "Watch Virtual Public Meetings"

To call in to the April 7<sup>th</sup>, 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: 895 3635 5126**, 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 March 3rd, 2021.**
- 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 concept plan for the exterior remodeling.  
Bonaventure Fund I LLC / Velvet Taco  
9120 Gosling Road  
Lot 0400 Block 0051 Section 0999 Village of Research Forest
  - B. Variance request for the proposed monument sign panels that do not match the size of the existing tenant panels.  
Haidar Estates LLC / Radiance Medical Aesthetics & Wellness  
9940 Woodlands Parkway, Suite 500-600  
Lot 9940 Block 0078 Section 0046 Village of Sterling Ridge
  - C. Consideration and action for the conceptually proposed plans for a patio area that will include the removal of parking spaces and relocation of trees and the replacement of the front door.  
REG8 Sterling Ridge / Perry's Steakhouse and Grille  
6700 Woodlands Parkway, Suite 300  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

- D. Variance request for a proposed building sign that exceeds the maximum height allowed and is not placed on a raceway in accordance with the shopping center criteria.  
GRI Woodlands Crossing LLC / Frontier Center for Surgery  
10710 Kuykendahl Road  
Lot 0100, Block 0592, Section 0060 Village of Indian Springs
- E. Consideration and action for the proposed replacement of two dumpster enclosures.  
Columbia Texas Grogans Industrial LP  
9391 Grogan's Mill Road  
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- F. Variance request for the proposed addition of parking spaces that do not meet the minimum width requirements and includes one space that will encroach into the forest preserve.  
Alden Heights Place LLC  
4840 W. Panther Creek Drive  
Lots 0310 Block 0045 Section 0040 Village of Panther Creek
- G. Consideration and action for the proposed conceptual plans for a playground.  
Centro NP Holdings 12 SPE LLC / Rock & Roll Daycare  
3275 College Park Drive  
Lot 0811 Block 0388 Section 0999 Village of College Park
- H. Variance request for a sign package that does not contain a registered logo and a blade sign that does not comply with shopping center criteria due to the inclusion of a logo and alternate font.  
Regency Centers LP / 100% chiropractic  
4747 Research Forest Drive, Suite 195  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- I. Variance request for the proposed conceptual plans for a building expansion that exceeds the maximum square footage allowed.  
AHTW LLC / Animal Hospital of The Woodlands  
12212 Branch Crossing Drive  
Lot 0500 Block 0078 Section 0046 Village of Sterling Ridge
- J. Consideration and action for the proposed wrought iron fence.  
Sabra Texas Holdings LP / Nexus Health Systems  
9182 Six Pines Drive  
Lot 1300 Block 0350 Section 0999 Village of Town Center
- K. Consideration and action for the proposed modifications to the existing patio.  
US Regency Alden Bridge LLC / El Chaparro Mexican Grill  
8000 Research Forest Drive, Suite 200  
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

- 1. Request for Rehearing by an affected neighbor regarding an approval of a proposed patio cover at 67 South Fremont Ridge Loop that was previously approved by the Development Standards Committee on March 17, 2021.  
Floyd Broussard

67 South Fremont Ridge Loop  
Lot 03, Block 02, Section 23 Village of Creekside Park  
Affected Neighbor requesting Rehearing  
Joseph and Melissa Tacchino  
23 South Fremont Ridge Loop  
Lot 07, Block 02, Section 23 Village of Creekside Park

2. Consideration and Action for a home business renewal.  
Maria Mercedes Vargas  
90 North Rushwing Circle  
Lot 21, Block 09, Section 01 Village of Indian Springs
3. Variance request for the proposed play structure that has an elevated platform, exceeds the maximum square footage allowed for the elevated platform and would be located where the Residential Design Review Committee determined would cause an unreasonable or disproportionate impact on neighboring properties.  
Michael Dodd  
6 Bridle Oak Ct  
Lot 11, Block 01, Section 61 Village of Grogan's Mill
4. Variance request for existing patio cover with integrated summer kitchen and fireplace that encroaches into the thirty-foot rear setback and five-foot side easement.  
Timothy Manherz  
78 North Berryline Circle  
Lot 40, Block 02, Section 35 Village of Panther Creek
5. Variance request for an existing patio cover that did not include a complete application, which includes a Qualified Inspector Form with a chosen inspector and required elevation drawings.  
Craig Rickard  
182 E. Pathfinders Circle  
Lot 58, Block 07, Section 01 Village of Cochran's Crossing
6. Variance request for an existing pergola that was found to not be compatible with the home and neighborhood and may cause impact on adjacent properties.  
Craig Rickard  
182 E. Pathfinders Circle  
Lot 58, Block 07, Section 01 Village of Cochran's Crossing
7. Variance request for an existing fence that was not considered compatible with homes in the neighborhood when acted upon by the Residential Design Review Committee.  
Cornerstone Construction LLC  
29 Doe Run Drive  
Lot 23, Block 01, Section 16 Village of Grogan's Mill
8. Variance request for the existing fence that does not respect the setback from the front façade of the dwelling.  
Cheryl Tullis  
134 S Timber Top Drive  
Lot 17, Block 01, Section 15 Village of Grogan's Mill
9. Variance request for a proposed garage door color that was not considered compatible with the home and others in the area when acted upon by the Residential Design Review Committee.  
Shea Walker  
49 N Deerfoot Circle  
Lot 11, Block 02, Section 28 Village of Grogan's Mill

10. The proposed front door color was not viewed as architecturally compatible with the home and others in the area when acted upon by the Residential Design Review Committee.  
Jonathan and Nami Southern  
10 S Brokenfern Drive  
Lot 03, Block 04, Section 40 Village of Grogan's Mill
11. Consideration and action to amend the Initial Land Use Designation to increase the maximum amount of living area allowed.  
Magalys Perez  
48 Rockfern Rd  
Lot 01, Block 02, Section 38 Village of Grogan's Mill
12. Variance request for the proposed concept room addition that would cause the lot to exceed the maximum living area allowed by the Neighborhood Criteria and Initial Land Use Designation.  
Magalys Perez  
48 Rockfern Rd  
Lot 01, Block 02, Section 38 Village of Grogan's Mill
13. Consideration and action regarding an existing driveway widening that was not found to be compatible with the home and neighborhood when acted on by the Residential Design Review Committee.  
Brian Blotnick  
27 E Summer Storm Circle  
Lot 07, Block 01, Section 31 Village of Cochran's Crossing
14. Variance request for a proposed swimming pool and decking that will exceed the maximum hard surface area allowed.  
Mark & Ashley Lawrence  
30 Silverstrand Place  
Lot 76, Block 04, Section 04 Village of Cochran's Crossing
15. Variance request for a proposed patio cover with an incorporated summer kitchen that will encroach the rear twenty-foot rear building setback and will exceed the maximum amount of hard surface area allowed.  
Mark & Ashley Lawrence  
30 Silverstrand Place  
Lot 76, Block 04, Section 04 Village of Cochran's Crossing
16. Variance request for a proposed pool and decking that will exceed the maximum amount of hard surface area allowed.  
Pam Magee  
135 South Timber Top Drive  
Lot 31, Block 02, Section 15 Village of Grogan's Mill
17. Variance request for an existing garage conversion that does not include sealed plans and allow for 135 sq. ft. of storage space.  
Greenview Holdings LLC Series A  
4 Redberry Court  
Lot 28, Block 09, Section 07 Village of Panther Creek
18. Variance request for proposed eight-foot fence that exceeds the maximum height allowed.  
Michael & Vanessa Kaiser  
5 Wedgewood Point

Lot 03, Block 03, Section 11 Village of Panther Creek

19. Variance request for existing putting green that encroaches more than five feet into the ten-foot rear easement and encroaches one foot into the five-foot side easement.  
Michael & Vanessa Kaiser  
5 Wedgewood Point  
Lot 03, Block 03, Section 11 Village of Panther Creek
20. Variance request for a proposed walkway that will exceed the maximum amount of hard surface allowed per the Neighborhood Criteria for the lot.  
James & Debora Sciscoe  
7 Scarlet Sage Place  
Lot 08, Block 05, Section 08 Village of Cochran's Crossing
21. Variance request for an existing driveway that exceeds the maximum width allowed for a two-car garage, encroaches the five-foot side covenant easement and exceeds the maximum amount of hard surface area allowed per the Neighborhood Criteria for the lot.  
Antonio & Shelley Delgado  
70 E Stony End Place  
Lot 21, Block 02, Section 31 Village of Cochran's Crossing
22. Variance request for an existing driveway widening that exceeds the maximum width allowed.  
David and Carol Heideman  
1 Macaw Street  
Lot 04, Block 04, Section 25 Village of Grogan's Mill
23. Consideration and action for the Short-Term Rental application.  
Calamia Deon  
6 Fairmeade Bend Drive  
Lot 0028, Block 0001, Section 0016 Village of Panther Creek
24. Consideration and action for the Short-Term Rental application.  
Bernadette and Ariel Frometa  
17 Ridgeline Court  
Lot 0018, Block 0002, Section 0015 Village of Panther Creek
25. Consideration and action for the Short-Term Rental application.  
Melanie Johnson  
98 Crystal Lake Lane  
Lot 0022, Block 0004, Section 0005 Village of Grogan's Mill
26. Consideration and action for the home business renewal.  
Ron and Nancy Ryan  
9 Huntsmans Horn Circle  
Lot 05, Block 01, Section 35 Village of Grogan's Mill
27. Variance request for a proposed dog run that is not located at least three feet away from all perimeters fencing adjacent to a residential lot.  
John Logsdon  
66 Watertree Drive  
Lot 28, Block 03, Section 44 Village of Grogan's Mill

28. Variance request for proposed tree removal that does not meet the requirements for removal.  
John Hagerman  
61 South Waxberry Road  
Lot 04, Block 03, Section 01 Village of Panther Creek
  29. Consideration and action to appeal the conditions of approval requiring the homeowner to plant and maintain two thirty-gallon native trees anywhere on the lot.  
George Scarborough  
71 North Berryline Circle  
Lot 48, Block 01, Section 35 Village of Panther Creek
  30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Thomas M. Nolan  
1 Meadow Star Court  
Lot 31, Block 01, Section 15 Village of Panther Creek
  31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
William Braden  
12 Fiddleleaf Court  
Lot 05, Block 02, Section 01 Village of Panther Creek
- IX. **Consideration and action for the proposed revised Neighborhood Criteria for Sections 28 and 48 of the Village of Grogan’s Mill to allow an increase to the maximum amount of hard surface area allowed by an additional 5% and increase the fence height backing to the flyover and major thoroughfare.**
  - X. **Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic or resulting from the extreme winter weather conditions.**
  - XI. **Consideration and action regarding future facilitation of the Development Standards Committee meetings.**
  - 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 3rd, 2021 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.thewoodlandstownship-tx.gov/778/Meeting-Videos>. Once selected go to “Watch Virtual Public Meetings”
- **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 April 7th, 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: 895 3635 5126, then enter the pound sign “#” on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email [ADA@thewoodlandstownship-tx.gov](mailto:ADA@thewoodlandstownship-tx.gov) During the April 7th, 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 April 7th, 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

