

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
May 19, 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, May 19, 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 May 19, 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: 850 5373 4492** 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 April 21, 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 to discuss the committee's conditions of approval.
REG8 Sterling Ridge
6700 Woodlands Parkway, Suite 300
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
 - B. Consideration and action for the proposed demolition plan.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000/Lots 9024, 9046 Block 0051 Section 0999 Village of Research Forest
 - C. Variance request for a proposed sign package in which the building sign and monument sign do not match and the logo on the monument sign exceeds the maximum size allowed.
GSSR Real Estate LLC / Rooster Ridge Car Care
10441 Kuykendahl Road
Lot 0400 Block 0499 Section 0000 Village of Sterling Ridge
 - D. Consideration and action to amend the committee's conditions of approval for the fence location.
Sabra Texas Holdings LP / Nexus Health Systems

9182 Six Pines Drive
Lot 1300 Block 0350 Section 0999 Village of Town Center

- E. Consideration and action to amend the shopping center criteria to allow for the use of logos and logotypes and to revise font size/color and location requirements.
Regency Centers LP / Cochran's Crossing Shopping Center
4747 Research Forest Drive
Lot 0004 Block 0000 Section 0039 Village of Cochran's Crossing

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

- 1. Variance request for proposed room addition above the garage that encroaches into the rear twenty-foot setback, and may impact neighboring properties.
James Morrical
14 Lucky Leaf Court
Lot 12, Block 03, Section 30 Village of Panther Creek
- 2. Consideration and Action for a home business renewal.
Steven Gallia
2 West Trace Creek Drive
Lot 26, Block 02, Section 03 Village of Indian Springs
- 3. Consideration and Action to proceed with legal action, for failure to comply with the Covenants and Standards for outstanding violations on the property.
Ileana Daniela Morales Zavala
3 Mistybreeze Circle
Lot 01, Block 05, Section 01 Village of Cochran's Crossing
- 4. Consideration and Action to proceed with legal action, for failure to comply with the Covenants and Standards for outstanding violations on the property.
Rk Cook Revocable Living Trust
38 West Misty Morning Trace
Lot 08, Block 02, Section 31 Village of Panther Creek
- 5. Variance request for proposed detached patio cover that will not respect the rear 25 foot setback.
Mark and Sophia Borneleit
10 Yellowstar Court
Lot 16, Block 01, Section 29 Village of Creekside Park West
- 6. Variance request for proposed patio cover that has plans that are not stamped by a structural engineer.
Olatunji and Olubukun Ogundeji
59 West Spindle Tree Cir
Lot 31, Block 02, Section 73 Village of Sterling Ridge
- 7. Variance request for proposed pergola with integrated summer kitchen and fireplace that exceeds the maximum allowed hard surface area.
Brian S Twellman
19 Stanwick Place
Lot 37, Block 01, Section 03 Village of Sterling Ridge
- 8. Variance request for Concept approval of a proposed patio cover with storage space that will not respect the

rear 15 foot setback.
Michael & Georgianna Teeple
105 Summer Lark Place
Lot 02 Block 01 Section 10 Village of Alden Bridge

9. Request for approval for a Short-Term Rental.
Hylara Azevedo
30 Tranquil Glade Place
Lot 0027, Block 0002, Section 0009 Village of Indian Springs (TWA)
10. Request for approval of a renewal of a Home Business – Pet Grooming
Krista Hamilton
3 Sagamore Ridge Place
Lot 19 Block 01, Section 14 Village of Creekside Park
11. Request for approval of a renewal of a Home Business – Wellness Therapy
Sean Jordan and Janet Anderson
166 Pinto Point Place
Lot 80, Block 01, Section 12 Village of Creekside Park
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Victor M Solis
74 North Whistling Swan Place
Lot 20, Block 2, Section 21 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.
Brett A Kappmeyer
51 North Creekmist Place
Lot 30, Block 2, Section 4 Village of Harper’s Landing at College Park
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Adam Gorelick
18 Jardine Court
Lot 19, Block 1, Section 3 Village of Harper’s Landing at College Park
15. Consideration and discussion associated with the existing pool at 35 North Seasons Trace requested by affected neighbor at 35 Player Green Place.
Francisco Tarazona
35 SEASONS TRACE
Lot 09, Block 01, Section 19 Village of Sterling Ridge
Affected Neighbor
Morris and Barbara Reinisch
35 Player Green Place
Lot 21, Block 01, Section 18 Village of Sterling Ridge
16. Request for variance for a proposed driveway that does not respect the side five foot easement.
Christopher and Dorothy Rawson
6 Gentle Haze Court

Lot 14, Block 01, Section 15 Village of Sterling Ridge

17. Request for variance for a proposed storage shed with associated paving that exceeds the maximum height and square footage allowed.
Theresa and David Wright
10 Otter Lodge Place
Lot 15, Block 01, Section 86 Village of Sterling Ridge
18. Request for variance regarding proposed exterior lighting that may not be consistent with the Standards regarding Seasonal or Exterior lighting.
Maria W and James E McIntosh
55 East Green Gables Circle
Lot 14 Block 01 Section 09 Village of Alden Bridge
19. Request for approval of a renewal of a Home Business – Hair Salon
Aida Picone
10 Camber Pine Place
Lot 14 Block 01 Section 61 Village of Alden Bridge
20. Variance request for proposed patio cover with integrated summer kitchen and fireplace that does not respect the rear 25' setback and exceeds the maximum allowed hard surface area.
Thomas and Shelly Sitton
51 West Old Sterling Circle
Lot 21, Block 02, Section 03 Village of Sterling Ridge
21. Request for variance for existing storage building/garage which does not respect the left & rear easements, and the rear 25 foot setback. Additionally, it exceeds the maximum floor area permitted of 120 Square feet, it exceeds the maximum height and is not screened from view as required by the Standards.
Daniel Santos Lara and Paredes Jennifer Natali Rattia
19 Thundercloud Place
Lot 25 Block 02, Section 29 Village of Creekside Park West

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 and other conditions such as recent winter weather.

X. Member Comments

XI. Staff Reports

XII. 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.

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Covenant Administration Manager
For The Woodlands Township

To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov