

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
June 16th, 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, June 16th, 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 June 16th, 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: 893 6269 2348**, 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 of items recommended for Summary Action.**
- IV. **Recess to Executive Session to consult with the Development Standards Committee’s attorney pursuant to 551.071, Texas Government Code.**
- V. **Reconvene in Public Session.**
- VI. **Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Consideration and action to amend the Initial Land Use Designation.
The Woodlands Land Development Company LP
Parcel 1H-6 - Grogan’s Mill Road at High Timbers Road
Section 0006 Village of Town Center
 - B. Variance request for the existing light pole banners that advertise The Woodlands and include a website.
The Howard Hughes Corporation / Hughes Landing
9950 Woodloch Forest Drive
Lot 9003 Block 0300 Section 0078 Village of Town Center
 - C. Variance request for the proposed preliminary plans for a building addition and additional drive that exceeds the number of vehicular entries allowed.
Hindu Temple of The Woodlands
7601 South Forestgate Drive
Lot 0300 Block 0592 Section 0000 Village of Indian Springs
 - D. Consideration action for the proposed exterior remodel and construction staging area.

IMI MSW LLC / Mastro's Ocean Club
9595 Six Pines Drive, Suite 100
Lot 7112 Block 0599 Section 0999 Village of Town Center

- E. Consideration and action for the proposed final plans for the exterior renovation.
Related Affordable Housing / Ridgewood at Panther Creek (Copperwood Apartments)
4407 S. Panther Creek Drive
Lot 0320 & 00330 Block 0045 Section 0007 Village of Panther Creek
- F. Variance request for the proposed final landscaping plans including the removal of trees and vegetation and includes replants that are not on the approved planting list, and consideration and action for the proposed upgrades of outdoor amenities.
Related Affordable Housing / Ridgewood at Panther Creek (Copperwood Apartments)
4407 S. Panther Creek Drive
Lot 0320 & 00330 Block 0045 Section 0007 Village of Panther Creek
- G. Consideration and action for the proposed final plans for the exterior renovation.
Related Affordable Housing / Pineview at Grogan's Mill (Tamarac Apartments)
10510 Six Pines Drive
Lot 0202 & 0205 Block 0599 Section 0036 Village of Grogan's Mill
- H. Variance request for the proposed final landscaping plans including the removal of trees and vegetation and includes replants that are not on the approved planting list, and consideration and action for the proposed upgrades of outdoor amenities.
Related Affordable Housing / Pineview at Grogan's Mill (Tamarac Apartments)
10510 Six Pines Drive
Lot 0202 & 0205 Block 0599 Section 0036 Village of Grogan's Mill
- I. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Lowe's
3052 College Park Drive
Lot 9019 Block 0555 Section 0999 Village of College Park

VII. Consideration and Action of the Residential Items, Applications and Covenant Violations.

- 1. Request for variance for a proposed fountain that is not located at least 20 feet from the street pavement edge.
William Ramsey
37 Violet Sunset Lane
Lot 28, Block 01, Section 38 Village of Creekside Park West
- 2. Request for approval for a Short-Term Rental.
Irazu NA LLC / Antonio Torres
19 Aventura Place
Lot 23, Block 01, Section 28 Village of Creekside Park
- 3. Request for variance for a proposed driveway extension that will not respect the side five foot easement.
M & M Family Trust
43 South Silver Crescent Circle

Lot 20 Block 02 Section 1 Village of Alden Bridge

4. Request for variance for a proposed fence that will be of different design than allowed by the Criteria for Section 10 of Grogan's Forest.
Samuel W Anderson
82 South Mews Wood Court
Lot 22, Block 03, Section 10 Village of Grogan's Forest at College Park
5. Request for approval of a Home Business – Hair Salon.
Aida Picone
10 Camber Pine Place
Lot 14 Block 01 Section 61 Village of Alden Bridge
6. Consideration and action to appeal the Residential Design Review Committee decision to Table a proposed detached structure that does not respect the rear 15-foot setback.
Andrew Edmondson
31 Lively Oaks Place
Lot 21 Block 01 Section 10 Village of Alden Bridge
7. Request for variance for the existing pergola that has a plate height that does not replicate within 12 Inches of the first floor plate height of the dwelling.
Todd Brooks
22 Witherbee Place
Lot 10, Block 01, Section 05 Village of Creekside Park West
8. Variance request for a proposed summer kitchen that will cause the lot to further exceed the maximum hard surface area allowed and will be located in the drainage easement and rear yard easement.
John and Stephanie Ourso
2714 Timberjack Place
Lot 01, Block 06, Section 06 Village of Grogan's Mill
9. Variance request for the proposed fire pit that will cause the lot to further exceed the maximum hard surface area allowed and is located with the drainage easement and ten foot rear easement.
John and Stephanie Ourso
2714 Timberjack Place
Lot 01, Block 06, Section 06 Village of Grogan's Mill
10. Variance request for the proposed paving that will cause the lot to further exceed the maximum hard surface area allowed.
John and Stephanie Ourso
2714 Timberjack Place
Lot 01, Block 06, Section 06 Village of Grogan's Mill
11. Variance request for the proposed pergola, summer kitchen and direct vent fireplace that will cause the lot to further exceed the maximum hard surface area allowed.
Robert Vaughan Jr
15 S Brokenfern Dr
Lot 13, Block 02, Section 40 Village of Grogan's Mill
12. Variance request for the proposed pool remodel with additional pool decking that will cause the lot to further exceed the maximum hard surface area allowed.
Robert Vaughan Jr

15 S Brokenfern Dr
Lot 13, Block 02, Section 40 Village of Grogan's Mill

13. Variance request for a proposed storage shed that will exceed the maximum height allowed and will encroach into the five foot side yard easement.
Brian & Megan Mittelstadt
92 N Pathfinders Circle
Lot 05, Block 07, Section 01 Village of Cochran's Crossing
14. Variance request for the existing second story room addition that was submitted without the required sealed plans.
Marcos Jacober
53 West Wavy Oak Circle
Lot 01, Block 09, Section 07 Village of Panther Creek
15. Variance request for the existing garage conversion with new doors and windows that was submitted without the required sealed plans.
Marcos Jacober
53 West Wavy Oak Circle
Lot 01, Block 09, Section 07 Village of Panther Creek
16. Variance request for the existing concrete pavers that encroach past the five-foot side easement and into the adjacent lot.
Marcos Jacober
53 West Wavy Oak Circle
Lot 01, Block 09, Section 07 Village of Panther Creek
17. Variance request for the existing deck that encroaches past the ten-foot platted building line, the five-foot side utility easement and encroaches into the street right of way.
Marcos Jacober
53 West Wavy Oak Circle
Lot 01, Block 09, Section 07 Village of Panther Creek
18. Variance request for the existing fence that is built with the construction members facing outward from the lot and encroaches into the adjacent tract and the rear restricted reserve.
Marcos Jacober
53 West Wavy Oak Circle
Lot 01, Block 09, Section 07 Village of Panther Creek
19. Variance request for an existing storage shed that encroaches into the rear ten-foot utility easement and exceeds the maximum height allowed.
Hollie & Sebastian Baraldi
75 Fallenstone Drive
Lot 01, Block 05, Section 49 Village of Cochran's Crossing
20. Variance request for the existing color change where the trim is not painted off white as required by the neighborhood criteria.
Rita Hanlin
62 Bitterwood Circle
Lot 13, Block 02, Section 20 Village of Panther Creek

21. Variance request for the proposed concept room addition that would cause the lot to exceed the maximum hard surface area allowed.
Daniel Kenny and Sondra Himmer
5 Cross Fox Lane
Lot 10, Block 01, Section 11 Village of Grogan's Mill
22. Variance request for the proposed balcony that would cause the lot to exceed the maximum hard surface allowed and would be located in the five-foot side easement and beyond the 10-foot side setback.
Daniel Kenny and Sondra Himmer
5 Cross Fox Lane
Lot 10, Block 01, Section 11 Village of Grogan's Mill
23. Variance request for the proposed sunroom that will be located beyond the twenty-five-foot rear building setback.
O'Connor Management Trust
13 Crinkleroot Court
Lot 10, Block 01, Section 19 Village of Grogan's Mill
24. Variance request for a proposed generator that encroaches the ten foot rear easement by more than three feet.
Harold York
55 Pebble Cove Drive
Lot 42, Block 01, Section 24 Village of Panther Creek
25. Variance request for the existing partial conversion of garage space to living area that was completed without the required sealed plans.
Stephanie Williams
38 Watertree Drive
Lot 4, Block 01, Section 44 Village of Grogan's Mill
26. Variance request for the existing wood deck that is located within the five-foot side easement.
Brian and Leslie McPherson
38 S Mossrock Rd
Lot 10, Block 02, Section 47 Village of Grogan's Mill
27. Variance request for the existing fence that is not set back at least three feet from the front façade of the dwelling.
Brian and Leslie McPherson
38 S Mossrock Rd
Lot 10, Block 02, Section 47 Village of Grogan's Mill
28. Variance request for the existing fireplace that is located within the ten-foot rear easement.
Brian and Leslie McPherson
38 S Mossrock Rd
Lot 10, Block 02, Section 47 Village of Grogan's Mill
29. Consideration and action of a proposed home business.
John Logsdon
66 Watertree Drive
Lot 44, Block 03, Section 28 Village of Grogan's Mill

30. Consideration and action regarding a Short-Term Rental application.
Cristian Craioveanu
49 S. Brookberry Court
Lot 25, Block 03, Section 12 Village of Panther Creek
31. Variance request to appeal Township staff conditions of approval to replant one fifteen-gallon native tree anywhere on the lot.
Edwin & Maritza Sellards
22 Misted Lilac Place
Lot 38, Block 01, Section 37 Village of Cochran's Crossing
32. Variance request for an existing trash cart screen that does not completely shield the visibility of the trash carts from the street and adjacent properties and is not a pre-approved style.
James McDermott
60 S Flagstone Path Circle
Lot 07, Block 04, Section 42 Village of Cochran's Crossing
33. Variance Request for a proposed home and pool demolition without the use of the six foot chain-link perimeter fencing, normally required as part of the Residential Standards defined for New Home Construction and Major Remodels.
Daniel and Sarah Driggs
6 Noontide Circle
Lot 04, Block 01, Section 19 Village of Grogan's Mill
34. Variance request for an existing temporary yard sign that has been displayed for more than six months.
Celina Bautovich
45 Sweet Leaf Court
Lot 11, Block 04, Section 22 Village of Panther Creek
35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Kurt Schmidt
3 E. Amberglow Circle
Lot 01, Block 01, Section 26 Village of Cochran's Crossing
36. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jan A. Payne
194 E. Rainbow Ridge Circle
Lot 88, Block 03, Section 01 Village of Cochran's Crossing
37. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Mahran Youssef
41 South Waxberry Road
Lot 11, Block 03, Section 01 Village of Panther Creek

VIII. 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.

IX. Consideration and Discussion of status update for Commercial enforcement matters.

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 3rd, 2020 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:

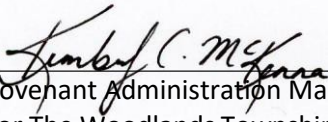
- When calling in, you will be placed in a queue. If you are calling for a specific agenda item, we will request what item you are present for; and return you to the call queue until your item is ready to be presented.
- If you receive a busy signal when calling in and the “public comments” period has 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>. 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 June 16th, 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: **893 6269 2348**, 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 June 16th, 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 June 16th, 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

