

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
July 7, 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, July 7, 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 July 7, 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**

Once you have connected, you will need to enter **Webinar ID: 816 2142 9764** 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 June 2, 2021.**
- IV. Consideration and Action of the items 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 light pole banners that will advertise The Woodlands and include two logos and business names.  
The Woodlands Township  
2801 Technology Forest Boulevard  
Lot 0200 Block 0599 Section 0999 Village of Research Forest
  - B. Variance request to install a drive that will encroach into the forest preserve.  
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. Consideration and action for the proposed site 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
  - D. Consideration and action for a permanent monthly event and banner.  
Creekside 2012 Commercial LLC / Lovebeans Coffee House  
8522 Creekside Forest Drive, Suite D100

Lot 0515 Block 0509 Section 0386 Village of Creekside Park

- E. Consideration and action for the proposed addition to the existing clubhouse including a covered patio.  
CC Woodlands LLC / Player Course  
8900 Sterling Ridge Drive  
Lot 0701 Block 0499 Section 0046 Village of Sterling Ridge
- F. Variance request for the proposed building sign that includes a logo that exceeds the maximum size allowed and return colors and letter type that do not comply with the shopping center criteria.  
Centro NP Holdings 12 SPE LLC / Partners Elite Dental Laboratory Services  
9420 College Park Drive, Suite 240  
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- G. Variance request for the proposed replacement of four dead trees with species not on the approved planting list.  
Cortes Real Properties / Hourglass Surgery Center  
12721 Sawmill Road  
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill
- H. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Haidar Estates LLC / Plush Nail Bar  
9940 Woodlands Parkway, Suite 100  
Lot 9940 Block 00078 Section 0046 Village of Sterling Ridge

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

- 1. Request for rehearing regarding a previously acted upon existing patio cover with integrated summer kitchen and fireplace that encroaches into the thirty-foot rear setback and five-foot side easement and may cause an impact to adjacent properties.  
Timothy Manherz  
78 North Berryline Circle  
Lot 40, Block 02, Section 35 Village of Panther Creek
- 2. Consideration and action for the proposed house demolition.  
Adrian Aguirre Ojeda and Miriam Georgina Perez Lamadrid Campoy  
25 Huntsman's Horn Circle  
Lot 12, Block 01, Section 35 Village of Grogan's Mill
- 3. Variance request for the conceptually proposed new home construction that will encroach into the seven-foot side setback and will exceed the maximum hard surface area and living area allowed.  
Adrian Aguirre Ojeda and Miriam Georgina Perez Lamadrid Campoy  
25 Huntsman's Horn Circle  
Lot 12, Block 01, Section 35 Village of Grogan's Mill
- 4. Variance request for the proposed house demolition proposed without construction fencing.  
White Sundance Re 6 LLC  
79 Huntsman's Horn Circle  
Lot 36, Block 01, Section 35 Village of Grogan's Mill

5. Variance request for a proposed master closet expansion that encroaches into the twenty-five-foot rear building setback.  
Dave Rupp  
3003 N Millbend Drive  
Lot 06, Block 05, Section 07 Village of Grogan's Mill
6. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Emily Fullerkelsch  
4 South Cypress Pine Drive  
Lot 30, Block 05, Section 05 Village of Panther Creek
7. Request for variance for proposed swimming pool that exceeds the maximum water surface area allowed.  
Brandon Robelia  
58 Wyatt Oaks Drive  
Lot 66, Block 02, Section 22 Village of Creekside Park West
8. Request for variance for proposed patio cover with a fireplace that may have negative neighbor impact due to height.  
Enrique Heredia  
42 Blairs Way  
Lot 04, Block 01, Section 23 Village of Creekside Park West
9. Request for variance for proposed swimming pool that exceeds the maximum water surface area allowed.  
Nickolas Edel  
11 Garden Path Place  
Lot 16, Block 01, Section 09 Village of Creekside Park West
10. Request for variance for proposed patio cover that does not respect the 25 foot rear setback.  
William Tetreault  
23 Ambrosia Place  
Lot 28, Block 03, Section 13 Village of Indian Springs (TWA)
11. Request for variance for a proposed patio cover with fireplace that does not respect the 20 foot rear setback.  
Daniel Toussaint Santos  
12 Violet Sunset Lane  
Lot 07, Block 02, Section 38 Village of Creekside Park West
12. Request for variance for a proposed patio cover with summer kitchen & fireplace that will not respect the 30 foot rear setback.  
Philip and Angela Block  
35 East Black Knight  
Lot 10, Block 03, Section 77 Village of Sterling Ridge
13. Request for variance for a proposed Fence that will exceed the maximum height allowed.  
Carlos Cantu  
102 North Concord Valley Circle  
Lot 05, Block 02, Section 25 Village of Sterling Ridge
14. Request for approval for a Short-Term Rental.  
Karina Orrantia  
ESVS Group LLC

59 South Crisp Morning Circle  
Lot 0015, Block 0001, Section 0093 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.  
Daniel J & Janet C Egizi  
138 West Drifting Shadows Circle  
Lot 52, Block 1, Section 7 Village of Harper's Landing at College Park
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
ATRCC LLC N Apple Springs Circle Series  
89 North Apple Springs Circle  
Lot 43, Block 1, Section 59 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.  
Shelly Felton  
76 Benton Woods Court  
Lot 2, Block 1, Section 43 Village of Alden Bridge
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Andrew Fisher  
210 North Wimberly Way  
Lot 27, Block 1, Section 3 Village of Harper's Landing at College Park
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Patricia Hallmark  
239 Fairwind Trail Court  
Lot 28, Block 2, Section 11 Village of Harper's Landing at College Park
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Guillermo A Cervantes Luna  
94 North Westwinds Circle  
Lot 21, Block 1, Section 67 Village of Alden Bridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jean R Mann  
63 West New Avery Place  
Lot 74, Block 1, Section 26 Village of Alden Bridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Samuel P McBirney  
23 Rosewater Place  
Lot 4, Block 2, Section 9 Village of Indian Springs (TWA)

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Nora A Walter  
7 Capshaw Court  
Lot 26, Block 2, Section 1 Village of Harper's Landing at College Park
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Daniel & Emily Zaleski  
15 Whitbarrow Place  
Lot 4, Block 1, Section 28 Village of Creekside Park West
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Staci Prall  
91 North Delta Mill Circle  
Lot 44, Block 1, Section 1 Village of Harper's Landing at College Park
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
William Dale Whiteman  
10 Rockledge Drive  
Lot 24, Block 1, Section 63 Village of Alden Bridge
27. Request to appeal the forfeiture of a compliance deposit for a pool.  
Gurjeet Jauhar  
99 East Black Knight Drive  
Lot 4 Block 4, Section 77 Village of Sterling Ridge
28. Request for approval of a new home construction and possible variance request for encroachment of the dwelling into the side 15 foot setback.  
Jonathan C Johnson and Lisa D Katz-Johnson  
38 West Bracebridge Circle  
Lot 12, Block 3, Section 21 Village of Indian Springs
29. 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
30. Request for approval of a Home Business -Sales of home and party goods, that may require a variance for percentage of the home used for the business.  
Maria D Echeverry  
118 Zephyr Bend Place  
Lot 29, Block 01, Section 04 Village of College Park in Grogan's Forest
31. Request for variance for proposed swimming pool that does not respect the rear ten foot easement.  
Enrique Heredia  
42 Blairs Way  
Lot 04, Block 01, Section 23 Village of Creekside Park West

32. Request for variance for existing pool bath that may have neighbor impact  
David Carson  
15 Larkspur Trail  
Lot 63, Block 01, Section 18 Village of Indian Springs (TWA)
33. Request for variance for proposed patio cover with summer kitchen & retaining wall that will not respect the 25 foot rear or the side 6 foot setback. Additionally, the improvements will exceed the maximum allowed Hard Surface Area.  
George Barrett  
110 Garnet Bend  
Lot 09, Block 01, Section 08 Village of Sterling Ridge
34. Request for variance for an existing pergola and patio/walkway that do not respect the side five foot easement, and the paving is not located at least 12 inches from the property line and exceeds hard surface allowed.  
Carlos Roas  
11 North Bantam Woods Circle  
Lot 03 Block 03, Section 06 Village of Sterling Ridge
35. Request for variance for Concept approval of a proposed circular driveway that will exceed the maximum hard surface area allowed for the lot. Additionally, the proposed home garage construction will exceed the maximum living area allowed for the lot per the Neighborhood Criteria for Section 13 of Alden Bridge and the Initial Land Use Designation and improvements will exceed the maximum hard surface area allowed.  
Frank W Morgan  
138 North Taylor Point Drive  
Lot 49 Block 01 Section13 Village of Alden Bridge

**IX. Consideration and action to modify the pre-approved fence designs to allow for a newly proposed design Board on Board design.**

**X. 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.**

**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 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 Committee'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 **June 16, 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: **816 2142 9764** then enter the pound sign “#” on your telephone keypad. During the July 7, 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 # **816 2142 9764**. 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 July 7, 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

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