

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
April 3, 2020 at 2:00 p.m.
The Woodlands Township**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on Friday, April 3, 2020, at 2:00 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>, for the following purposes:

- I. Welcome/Call Meeting to Order.**
- II. Public Comments *See Guidelines (listed below)**
- III. Consideration and action regarding the minutes of the meeting February 19th and March 4, 2020.**
- 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 regarding the delegation of authority in accordance with the Covenants, Restrictions, Easements, Charges and Liens in The Woodlands during the Coronavirus (COVID-19) Pandemic.**
- VII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.**
- VIII. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections IX and X recommended for Summary Action.**
- IX. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Variance request to amend the condition of approval regarding the required irrigation.
West Houston Chinese Church / New Hope Christian Church
7575 Alden Bridge Drive
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge
 - B. Variance request for banners that that do not have one neutral background color, exceed the maximum size allowed and advertise social media websites.
Regency Centers LP / Luna Grill Mediterranean Kitchen
4747 Research Forest Drive, Suite 420-A
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - C. Variance request for a sign package that includes a logo that is not trademarked and a building sign that exceeds the maximum size allowed and does not comply with the shopping center criteria and a blade sign that does not comply with the shopping center criteria.
Regency Centers LP / Luna Grill Mediterranean Kitchen
4747 Research Forest Drive, Suite 420-A
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

- D. Consideration and action for proposed paving for a passenger loading area and ramp that requires two trees to be removed and includes proposed landscaping.
 Saint Simon & Jude Catholic Church
 26777 Glen Loch Drive
 Lot 0421 Block 0045 Section 0007 Village of Panther Creek

- E. Variance request for a building sign that exceeds the maximum length allowed.
 Talents LLC / Magic Glow Facial Waxing Threading
 9955 Woodlands Parkway, Suite C
 Lot 0625 Block 0078 Section 0046 Village of Sterling Ridge

- F. Consideration and action for proposed exterior furniture on the second floor balcony.
 21 Waterway Holdings LLC / Babst Callan Attorneys at Law
 21 Waterway Avenue, Suite 250
 Lot 2629 Block 0599 Section 0999 Village of Town Center

- G. Consideration and action for the proposed upgrade of a cell network node and equipment.
 Crown Castle
 9425 Pinecroft Drive
 Lot 0360 Block 0599 Section 0999 Village of Research Forest

- H. Consideration and action for the proposed temporary event that includes the installation of tents.
 1701 Lake Robbins LLC / Blend Bar
 1701 Lake Robbins Drive, Suite 1
 Lot 2628 Block 0599 Section 0999 Village of Town Center

- I. Consideration and action for a proposed dumpster enclosure.
 Technology Land Investment I LLC
 4055 Technology Forest Boulevard
 Lot 6563 Block 0547 Section 0999 Village of Research Forest

- J. Consideration and action for the partial demolition of an existing building to construct a new tower to the building.
 Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
 9250 Pinecroft Drive
 Lot 0200 Block 0350 Section 1000 Village of Research Forest

- K. Variance request for construction to occur during hours that are not in accordance with the designated construction hours.
 Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
 9250 Pinecroft Drive
 Lot 0200 Block 0350 Section 1000 Village of Research Forest

- L. Consideration and action for the proposed expansion to the existing parking garage.
 Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
 9250 Pinecroft Drive
 Lot 0200 Block 0350 Section 1000 Village of Research Forest

- M. Variance request for proposed directional signs and building signs with returns that do not match the letter face color and are not black or white.
Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive
Lot 0200 Block 0350 Section 1000 Village of Research Forest
- N. Variance request for the proposed upgraded parking lot and exterior building lighting that exceeds the maximum amount of foot candles as measured at the property line.
Centro NP Holdings 12 SPE LLC / Windvale Shopping Center
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- O. Variance request for the proposed storefront modifications and the addition of a service entrance which requires tree removals.
TRU 2005 RE I LLC
1420 Lake Woodlands Drive
Lot 1000 Block 0599 Section 0999 Village of Town Center
- P. Consideration and action for the installation of the existing entry door.
Black Forest Woodlands Holdings, LLC / The Kitchen
4526 Research Forest Drive
Lot 6000 Block 0051 Section 0099 Village of Research Forest
- Q. Consideration and action for the replacement of six rooftop mounted HVAC units.
Kramer Unitrust #2 / Walgreens
4585 Research Forest Drive
Lot 2300 Block 0051 Section 0999 Village of Research Forest
- R. Consideration and action to modify the conditions of approval for the sidewalk renovations.
Green Set LLC Series K / Panther Creek Professional Plaza
4810 W. Panther Creek Drive
Lot 0330 Block 0045 Section 0040 Village of Panther Creek
- S. Consideration and action for a time extension for the existing fundraising graphics located at the rear of the building and on the ramp railing adjacent to Kuykendahl Road.
Diocese of Galveston/ St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- T. Consideration and action for a proposed time extension for two gaga pits.
Diocese of Galveston/ St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- U. Consideration and action for the proposed preliminary plans for the addition of the new south tower to the existing building.
Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive
Lot 0200 Block 0350 Section 1000 Village of Research Forest

- V. Consideration and action for the proposed installation of three generators.
Wal-Mart Real Estate BUS TRST/ Wal-Mart
10001 Woodlands Parkway
Lot 0100 Block 0078 Section 0000 Village of Sterling Ridge
- W. Consideration and action of applications from Verizon to replace the street light poles with new light poles that will contain a small cell network located on Crownridge Drive, Research Forest Drive, Bay Branch Drive and Alden Bridge Drive.

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

- 1. Variance request for a proposed play structure that does not respect the rear easement.
David Swiderski
102 South Curly Willow Circle
Lot 10, Block 01, Section 15 Village of Creekside Park West
- 2. Variance request for a proposed beehive that does not respect the rear easement.
George W Newman Jr.
42 North Wyckham Circle
Lot 16 Block 01, Section 63 Village of Sterling Ridge
- 3. Variance request for a proposed fence that exceeds the maximum height allowed by the Development Criteria for Section 75 Sterling Ridge.
Michael F Brown
34 Powers Bend Way
Lot 12 Block 02, Section 75 Village of Sterling Ridge
- 4. Variance request for an existing retaining wall that does not respect the rear and right side easement.
Michelle Weiner
90 West Sawyer Ridge Drive
Lot 13 Block 02, Section 35 Village of Creekside Park
- 5. Variance request for existing wood deck that does not respect the rear easement.
Beverly L Capano
129 Summerhaze Court
Lot 33 Block 01 Section 92 Village of Alden Bridge
- 6. Variance request for an existing fence that exceeds the maximum height allowed.
Aida Picone
10 Camber Pine Place
Lot 14 Block 01 Section 61 Village of Alden Bridge
- 7. Variance request for an existing play structure that does not respect the rear and side easement and does not a solid color awning.
William Febres
7 Whispering Thicket Place
Lot 42, Block 01, Section 09 Village of Creekside Park West
- 8. Variance request for existing pavers that does not respect the side easement and the total hard surface area exceeds the maximum allowed.
Russ Mascari

63 North Wooded Brook Circle
Lot 01 Block 02 Section 12 Village of Alden Bridge

9. Request for approval for a home business for gift baskets.
Emma George
22 Winter Thicket Place
Lot 31, Block 01, Section 28 Village of Creekside Park West
10. Consideration and action regarding a short-term rental application.
Liah Olson
101 North Villa Oaks Drive
Lot 25, Block 01, Section 52 Village of Alden Bridge
11. Consideration and action regarding a short-term rental application.
Rodolfo Lopez Rello LLC
39 East Wading Pond Circle
Lot 10, Block 1, Section 8 Village of Creekside Park West

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 Board 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.
- Speakers will be taken in the order in which they call in.
- 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 Board 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 director(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, and you will be called upon in the order in which your call was received, and only during the "public comments" agenda item.
- 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.

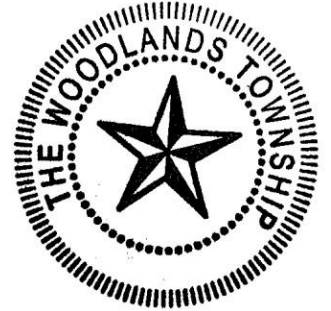
- After you have been called upon, you may disconnect from the phone call and continue to watch through the live stream broadcast at <http://www.thewoodlandstownship-tx.gov/778/Meeting-Videos>.

To call in to the April 3, 2020 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
- (888) 788-0099

Once you have connected, you will need to enter ID: 331 990 545, then enter the pound sign “#” on your telephone keypad.


Property Compliance Manager
For The Woodlands Township



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

During the April 3, 2020 videoconference Development Standards Committee Meeting, members of the public may provide public comment by calling (346) 248-7799 or (888) 788-0099 (toll free), then enter ID 331 990 545#. Calls will be in the order the calls are received and only during the “public comment” agenda item. This phone number is active only for the April 3, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.