

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
July 1, 2020 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 1, 2020, 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.thewoodlandstownship-tx.gov/778/Meeting-Videos>, for the following purposes:**

- I. Welcome/Call Meeting to Order.**
- II. Consideration and action regarding the revised minutes of the meeting May 6, 2020 and the minutes of the meeting of June 3, 2020.**
- III. Public Comments \*See Guidelines (listed below)**
- IV. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.**
- V. 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.**
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.**
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Receive, consider and review the status report by Innospec.  
Dirk Laukien / Innospec Oilfield Services  
2600 Technology Forest Boulevard  
Lot 9147 Block 0547 Section 0999 Village of Research Forest
  - B. Consideration and action to amend the conditions of approval for the tree trimming permit.  
The Waterway Lofts  
1 Waterway Court  
Lot 0000 Block 0000 Section 0000 Village of Town Center
  - C. Variance request to allow the tree stumps to remain for the previously approved tree removals and request for replants to be installed along the waterway.  
Two Waterway Lofts Ltd  
3 Waterway Court  
Lot 0001 Block 0599 Section 0006 Village of Town Center
  - D. Variance request to amend the committee's action and allow door vinyl graphics that contain color and are located on two entry doors.  
Impact Church of The Woodlands  
5401 Shadowbend Place  
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing

- E. Consideration and action for temporary yard signs for installation on any residential property in The Woodlands Township.  
The Woodlands United Methodist Church  
2200 Lake Woodlands Drive  
Lot 8600 Block 0547 Section 0999 Village of Research Forest
- F. Variance request for the existing exterior lighting that exceeds the maximum foot candle levels allowed at the property line.  
The Woodlands Christian Church  
1202 N. Millbend Drive  
Lot 0230 Block 0599 Section 0036 Village of Grogan's Mill
- G. Variance request for the existing parking lot lighting and proposed wall pack lighting that exceeds the maximum foot candle levels allowed at the property line.  
Deer Park 1996 Partnership  
3200 Research Forest Drive  
Lot 0220 Block 0547 Section 0999 Village of Research Forest
- H. Variance request for the existing parking lot lighting and proposed wall pack lighting that exceeds the maximum foot candle levels allowed at the property line.  
The Plazas at Alden Bridge LTD  
7901 Research Forest Drive  
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
- I. Variance request for the existing parking lot lighting and proposed wall pack lighting that exceeds the maximum foot candle levels allowed at the property line.  
Deer Park 1996 Partnership  
8701 New Trails Drive  
Lot 0230 Block 0547 Section 0999 Village of Research Forest
- J. Variance request for the existing directional signs that exceed the maximum height allowed and include business names.  
Deer Park 1996 Partnership  
8701 New Trails Drive  
Lot 0230 Block 0547 Section 0999 Village of Research Forest
- K. Variance request for the proposed coming soon banner that exceeds the size and duration allowed for display.  
Columbia Texas Grogan's Industrial LP/ Believe.Commit.Achieve Taekwondo & Parkour  
9391 Grogan's Mill Road, Suite B5  
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- L. Consideration and action for the color change to the existing awnings and doors.  
Sovran Acquisition LP / Life Storage  
4455 Panther Creek Pines  
Lot 0335 Block 0045 Section 0007 Village of Panther Creek

- M. Consideration and action for additional containers to be installed at the rear of the building for remodeling.  
CSHV Woodlands LP / Bed Bath & Beyond  
1560 Lake Woodlands Drive  
Lot 7175 Block 0599 Section 0999 Village of Town Center
  
- N. Consideration and action for the storefront modifications to include awnings, door removal and the installation of a wooden door at the entrance.  
IMI MSW LLC / Tommy Bahama Furniture  
9595 Six Pines Drive, Suite 1140  
Lot 7112 Block 0599 Section 0999 Village of Town Center

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

- 1. Request for rehearing by an affected neighbor regarding the Development Standards Committee action for a generator encroaching into the side five-foot easement, which was reviewed by the full committee and acted on at the meeting of June 17, 2020.  
**Owner**  
Billy R. Varnado  
27 Villa Canyon Place  
Lot 28, Block 02, Section 18 Village of Indian Springs (TWA)  
**Affected Neighbor requesting rehearing**  
David and Jennifer Kaiser  
23 Villa Canyon Place  
Lot 29, Block 02, Section 18 Village of Indian Springs (TWA)
  
- 2. Request for approval for a short term rental.  
Christopher Allison  
10 Jenny Wren  
Lot 63, Block 2, Section 52 Village of Alden Bridge
  
- 3. Consideration and action for a home business.  
Robin Farrar  
11 Bitterwood Court  
Lot 09, Block 02, Section 20 Village of Panther Creek
  
- 4. Variance request for the proposed new home construction that will exceed the maximum hard surface area allowed.  
Home Expo Showcase LLC  
116 S Timber Top Drive  
Lot 08, Block 01, Section 15 Village of Grogan's Mill
  
- 5. Variance request for the proposed pool and decking that will exceed the maximum hard surface allowable, and proposes a tree to be removed that is more than five feet from the pool and decking.  
Home Expo Showcase LLC  
116 S Timber Top Drive  
Lot 08, Block 01, Section 15 Village of Grogan's Mill

6. Variance request for the proposed fence that includes a tree proposed to be removed.  
Home Expo Showcase LLC  
116 S Timber Top Drive  
Lot 08, Block, 01 Section 15 Village of Grogan's Mill
7. Variance request for a proposed color change.  
Craig Brentlinger  
67 North Windsail Place  
Lot 05, Block 02, Section 33 Village of Panther Creek
8. Variance request for an existing play structure that encroaches into the ten foot rear easement.  
Fakhruddin Arsiwala  
43 E Trillium Cir  
Lot 01, Block 01, Section 19 Village of Cochran's Crossing
9. Variance request for an existing storage building that encroaches into the ten-foot rear and five-foot side easements.  
Fakhruddin Arsiwala  
43 E Trillium Cir  
Lot 01, Block 01, Section 19 Village of Cochran's Crossing
10. Variance request for a proposed front door color.  
Ryan & Ashley Ramsey  
28 South Tallowberry Drive  
Lot 48, Block 01, Section 07 Village of Panther Creek
11. Variance request for a proposed screened pool enclosure will encroach into the fifteen-foot side and forty-foot rear setbacks.  
Ken Williams  
11 Halfmoon Court  
Lot 11, Block 01, Section 49 Village of Grogan's Mill
12. Variance request for a proposed swimming pool and decking that will exceed the maximum amount of hard surface area allowed.  
Damon Matthew Dotson  
31 Rolling Stone Pl  
Lot 08, Block 02, Section 32 Village of Cochran's Crossing
13. Variance request for the proposed patio cover that will encroach into the rear building setback line.  
James Ryan Fowler  
2 Flatcreek Pl  
Lot 25, Block 02, Section 24 Village of Cochran's Crossing
14. Variance request for concept plans for a patio cover with paver patio that encroaches into the twenty foot rear building setback and would exceed the maximum amount of hard surface area allowed.  
Patrick T Sullivan  
39 S Stony Bridge Cir  
Lot 54, Block 01, Section 10 Village of Cochran's Crossing

15. Variance request for proposed patio cover with incorporated summer kitchen and fireplace that encroaches into the seven foot side setback and five foot side easement and may have a negatively impact on the neighbor.  
Jorge Mitre  
6 South Highland Court  
Lot 04, Block 01, Section 28 Village of Panther Creek
16. Variance request for a proposed walkway that would require a tree to be removed.  
Scott McEntyre  
27 Russet Wood Court  
Lot 47, Block 02, Section 18 Village of Panther Creek
17. Variance request for a proposed driveway widening that would exceed the maximum width allowed.  
Scott McEntyre  
27 Russet Wood Court  
Lot 47, Block 02, Section 18 Village of Panther Creek
18. Variance request for a proposed fence that would not be setback 3' from the front façade of the dwelling or garage and would extend beyond the 25 foot building line.  
Anirban Ganguly  
3 Windridge Pl  
Lot 12, Block 03, Section 28 Village of Cochran's Crossing
19. Variance request for the existing fence that was built with the construction side facing outward from the lot.  
Nathan and Rebekah Lambert  
9 Knoll Pines Court  
Lot 26, Block 04, Section 14 Village of Panther Creek
20. Variance request for the existing paving that exceeds the maximum hard surface area allowed.  
Allison Weaver  
2712 Echo Street  
Lot 04, Block 02, Section 03 Village of Grogan's Mill
21. Variance request for the existing patio cover that exceeds the maximum hard surface area allowed.  
Allison Weaver  
2712 Echo Street  
Lot 04, Block 02, Section 03 Village of Grogan's Mill
22. Variance request for an existing second story deck that was replaced without the required sealed plans.  
Barbara and Danny Simmons  
86 Lazy Lane  
Lot 32, Block 01, Section 03 Village of Millbend Village
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Nadine R French  
42 West Tallowberry Drive  
Lot 41, Block 01, Section 07 Village of Panther Creek

## **IX. Member Comments**

## X. Staff Reports

## XI. 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.
- 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 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, and you will be called upon in the order in which your call was received during the "public comments" agenda item. If you are calling for a specific agenda item, we will request what item you are present for; and placed in the 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>.

**To call in to the July 1, 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
- (669) 900-6833
- (346) 248-7799
- (929) 205-6099
- (312) 626-6799
- (877) 853-5247 (Toll Free)
- (888) 788-0099 (Toll Free)

**Once you have connected, you will need to enter Webinar ID: 880 7897 2099, then enter the pound sign "#"** on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email [ADA@thewoodlandstowship-tx.gov](mailto:ADA@thewoodlandstowship-tx.gov) During the July 1, 2020 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 July 1, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.

  
Property Compliance Manager  
For The Woodlands Township

