

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
August 19, 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, August 19, 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.thewoodlandstowship-tx.gov/778/Meeting-Videos>

To call in to the August 19, 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 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 2027 0313**, 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 July 15, 2020.**
- IV. **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.**
- V. **Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions 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 allow the owner to pursue amending the Initial Land Use Designation.  
Lex Gen Woodlands LP / Lexicon Pharmaceuticals Inc.  
8800 Technology Forest Place  
Lot 0240 Block 0547 Section 0000 Village of Research Forest
  - C. Variance request for the proposed renovation and expansion of the existing central utility plant and the relocation of the existing oxygen yard that will encroach into the Forest Preserve.  
Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands  
9250 Pinecroft Drive  
Lot 0205 Block 0350 Section 1000 Village of Research Forest
  - D. Consideration and action for the proposed final plans for exterior renovation.  
333 Holly Preservation LP  
333 Holly Creek Court  
Lot 0210 Block 0045 Section 0020 Village of Panther Creek
  - E. Consideration and action for the final plans for proposed clubhouse addition.

333 Holly Preservation LP  
333 Holly Creek Court  
Lot 0210 Block 0045 Section 0020 Village of Panther Creek

- F. Consideration and action for the proposed final landscaping plans to include tree removal.  
333 Holly Preservation LP  
333 Holly Creek Court  
Lot 0210 Block 0045 Section 0020 Village of Panther Creek
- G. Variance request for the three existing temporary banners that are proposed to be displayed for a time period that exceeds the maximum time allowed, contains a name that is not registered, name of management company and entire street address.  
333 Holly Preservation LP  
333 Holly Creek Court  
Lot 0210 Block 0045 Section 0020 Village of Panther Creek
- H. Consideration and action for the building entrance remodeling including the landscaping and the addition of covered walkway  
RFL Lakeside/JD Warmack  
9501 Lakeside Blvd.  
Lot 6300 Block 547 Section 0999 Village of Research Forest
- I. Consideration and action for the proposed fence.  
Lone Star College System  
5000 Research Forest Drive  
Lots 0803 / 0215 / 0210 Block 0051 Section 0000 Village of Research Forest
- J. Variance request for the proposed installation of parking lot signs that advertise a service provided.  
Regency Centers / Cochran's Crossing Shopping Center  
4747 Research Forest Drive  
Lot 0100 Block 0687 Section 0100 Village of Cochran's Crossing
- K. Variance request for the proposed installation of parking lot signs that advertise a service provided.  
REG8 Sterling Ridge / Sterling Ridge Shopping Center  
6700 Woodlands Parkway  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- L. Variance request for the proposed installation of parking lot signs that advertise a service provided.  
Regency Centers LP / Panther Creek Shopping Center  
4775 W Panther Creek Drive  
Lot 0283 Block 0045 Section 0040 Village of Panther Creek

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

- 1. Consideration and action regarding a proposed garage addition that may negatively impact neighboring properties, and may not be architecturally compatible with the neighborhood, specifically the mass, scale and proportion of the addition  
Steve Riggle  
42 Bellweather Court  
Lot 11, Block 01, Section 46 Village of Panther Creek

2. Consideration and action to approve of the owner to pursue an amendment to the Initial Land Use Designation to increase the maximum amount of living area allowed.  
Dave Antoniono  
5 Buttonbush Court  
Lot 08, Block 01, Section 17 Village of Grogan's Mill
3. Variance request for a proposed new home construction that will exceed the maximum hard surface allowed and will exceed the maximum living area allowable and will encroach into the twenty five foot rear building setback.  
Dave Antoniono  
5 Buttonbush Court  
Lot 08, Block 01, Section 17 Village of Grogan's Mill
4. Variance request for the new home construction that exceeds the maximum amount of living area allowed according to the neighborhood criteria.  
TD Cox Homes LLC  
18 N Timber Top Drive  
Lot 62, Block 02, Section 13 Village of Grogan's Mill
5. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for the outstanding violations on the property.  
George Martin Childress Jr  
4 Dewthread Court  
Lot 38, Block 02, Section 13 Village of Grogan's Mill
6. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for the outstanding violations on the property.  
Edward Youssef  
7 Leisure Lane  
Lot 16, Block 01, Section 01 Village of Millbend Village
7. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for the outstanding violations on the property.  
Brooke Castle  
11023 Ellwood Street  
Lot 12, Block 07, Section 07 Village of Grogan's Mill
8. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for the outstanding violations on the property.  
Ivy Kennard  
3015 N Millbend Drive  
Lot 03, Block 05, Section 07 Village of Grogan's Mill
9. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for the outstanding violations on the property.  
Gregory Scott Manchaca  
39 Marabou Place  
Lot 43, Block 02, Section 25 Village of Grogan's Mill
10. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for the outstanding violations on the property.

Anne McAlpin  
10 Leisure Ln  
Lot 3, Block 1, Section 1 Village of Grogan's Mill

11. Variance request for proposed patio cover that does not respect the 20 foot rear setback  
Carlos and Barbara Arana  
15 Split Rail Place  
Lot 20, Block 01, Section 24 Village of Indian Springs (TWA)
12. Variance request for proposed patio cover that does not respect the 20 foot rear setback  
Frank E Tanner  
39 Firethorn Place  
Lot 26 Block 03 Section 03 Village of Alden Bridge
13. Variance request for proposed swimming pool that does not respect the 10' rear easement.  
Jamie Lyn Garner  
110 East Sawyer Ridge Drive  
Lot 3, Block 02, Section 34 Village of Creekside Park
14. Variance request for proposed in-ground basketball goal that does not respect the side easement.  
Franklin Ileana Endom  
66 Beacons Light Place  
Lot 17, Block 01, Section 19 Village of Creekside Park West
15. Variance request for a proposed swimming pool that the water surface exceeds area exceeds the maximum amount allowed.  
Steven Sprague  
31 Genesse Ridge  
Lot 08 Block 01, Section 11 Village of College Park at Harper's Landing
16. Variance request for proposed driveway widening that exceeds the maximum width allowed per the Development Criteria and exceeds width allowed.  
Sean and Lisa Germann  
63 Caprice Bend Place  
Lot 18, Block 01, Section 12 Village of Creekside Park West
17. Variance request for a proposed roof color that does not meet the Development Criteria and Amended Neighborhood Criteria for Section 55 of Alden Bridge.  
Christian B. Meacham  
18 Trellis Gate Street  
Lot 04 Block 01 Section 55 Village of Alden Bridge
18. Variance request for an existing play structure that does not respect the ten foot rear easement.  
Will and Stephanie Hendricks  
3 Star Iris Place  
Lot 25, Block 01, Section 14 Village of Creekside Park West
19. Variance request for a proposed fence that does not meet the Development Criteria for Section 58 of Alden Bridge and may not be in keeping with the neighborhood's existing character.  
Ronald Carberry  
2 Shellbark Place  
Lot 42 Block 01 Section 58 Village of Alden Bridge

20. Request for approval for a home business - fence, deck and gutter company  
Walter and Carol Pierce owner and parents  
15 Filigree Pines Place  
Lot 40 Block 01, Section 07 Village of Sterling Ridge
21. Variance request for an existing roof color that does not meet the Development Criteria  
Maria De Los Angeles Loza  
27 Brakendale Place  
Lot 07, Block 01, Section 18 Village of Creekside Park
22. Variance request for existing play structure/Tree fort that contains more than 72 square feet of elevated floor area and exceeds the maximum height allowed for an elevated floor area as measured from natural grade.  
Victoria Vasquez  
54 Gold Leaf Place  
Lot 46 Block 02 Section 75 Village of Alden Bridge
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Angle D Camacho  
14 North Greenvine Circle  
Lot 55, Block 2, Section 37 Village of Alden Bridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Ana Carrillo  
118 North Willow Point Circle  
Lot 29, Block 1, Section 33 Village of Alden Bridge
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jaime Bendicho Casane & Anna M Ortin Aguillaniedo  
59 West Gaslight Place  
Lot 86, Block 1, Section 26 Village of Alden Bridge
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Kirby D & Jennifer C Hopkins  
6 Knotwood Place  
Lot 53, Block 1, Section 4 Village of Creekside Park
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Santiago Madaria  
11 West Old Sterling Circle  
Lot 28, Block 2, Section 3 Village of Sterling Ridge
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jose A Ruiz & Monica B Canal  
38 Shallowford Place

Lot 18, Block 1, Section 11 Village of Creekside Park West

29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
David B Stonestreet  
9 Cheswood Manor Drive  
Lot 2, Block 2, Section 0 Village of Sterling Ridge
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
SWAM Holdings LLC Series 58  
Walter Kane  
58 North Merryweather Circle  
Lot 7, Block 21, Section 82 Village of Alden Bridge
31. Consideration and action to amend the conditions of approval for the previously approved dog run.  
Colby & Jessica Swinea  
11 Alamito Canyon Place  
Lot 37, Block 3, Section 89 Village of Sterling Ridge
32. Consideration and discussion regarding drainage issues at 27 Liberty Branch and surrounding area due to adjacent improvements. Additionally, discussion in regard to drainage requirements for improvements per The Woodlands Residential Development Standards.  
James Canning  
30 Liberty Branch Boulevard  
Lot 8, Block 8, Section 32 Village of Creekside Park
33. Variance request for proposed tree removals.  
Will and Stephanie Hendricks  
3 Star Iris Place  
Lot 25, Block 01, Section 14 Village of Creekside Park West
34. Variance request for proposed tree removal.  
Lawrence R Britt  
77 North Hollylaurel Circle  
Lot 21 Block 02 Section 16 Village of Alden Bridge
35. Variance request for proposed fence that may cause neighbor impact.  
David and Jennifer Kaiser  
23 Villa Canyon Place  
Lot 29, Block 02, Section 18 Village of IS (TWA)
36. Variance request for proposed Padel Court that does not respect the 20 foot rear setback and for proposed retaining wall that does not respect the five foot side easement.  
Sergio Ortiz  
6 Pebble Pocket Court  
Lot 13, Block 03, Section 21 Village of Creekside Park West
37. Variance request for existing storage shed that exceeds maximum height allowed and does not respect the side and rear easements.

Rauan Yepekov  
2 North Rocky Point Circle  
Lot 57, Block 01, Section 05 Village of Creekside Park

38. Request for variance for proposed compost bins that will be located in the side yard and the number exceeds the maximum bins allowed on the property.

John Kramer III  
22 Botanical Vista Drive  
Lot 23, Block 01, Section 32 Village of Creekside Park West

**IX. Consideration and discussion pertaining to proposed recommendations for signage standards during the COVID-19 pandemic.**

**X. Consideration and discussion related to Seasonal holiday Decorations on Commercial Properties.**

**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 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.thewoodlandtownship-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.

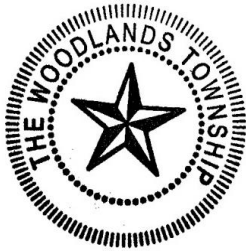
**To call in to the August 19, 2020 Development Standards Committee meeting to provide public comment, you may call any of the numbers listed below. For the best quality audio, it is recommended to use one of the local numbers:**

- (346) 248-7799 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 2027 0313, 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 August 19, 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 August 19, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.



A handwritten signature in black ink, which appears to read "Stephanie B. Lero".

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Property Compliance Manager  
For The Woodlands Township