

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
September 16, 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, September 16, 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 September 16, 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: 846 0666 5434**, then enter the pound sign “#” on your telephone keypad.

The Township has been informed by its meeting vendor that the phone numbers posted for public comment (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), then enter ID #846 0666 5434,) may not be operational at the time of the meeting. If the phone numbers are not operational, residents who are interested in providing public comment during the September 16, 2020 meeting may participate in the public comment portion of the meeting through the Zoom desktop client, web client, or mobile app, which are free of charge. Please click the link below to join the meeting:

<https://us02web.zoom.us/j/84606665434?pwd=emlDd1VlOW1QTjhsZFQ0cFZLeW8rdz09>

Passcode: 343546.

This link is active only for this meeting. New information will be issued for each future meeting during the public health pandemic emergency.

Those who do not wish to comment but would like to view the meeting, should continue to access the meeting through the Township website at <http://www.thewoodlandstowship-tx.gov/778/Meeting-Videos>

- I. **Welcome/Call Meeting to Order.**
- II. **Public Comments *See Guidelines (listed below)**
- III. **Consideration and action regarding the minutes of the meeting August 19, 2020.**
- IV. **Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections V and VI recommended for Summary Action.**
- V. **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 for the location of the proposed grease trap.
Northex LLC / Fish & Camaron
9950 Woodlands Parkway, Suite 450
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge

- C. Consideration and action for the existing “no dumping” signs located on four dumpster enclosures that were installed without obtaining a permit.
Centro NP Holdings 12 SPE LLC / Windvale Shopping Center
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- D. Variance request for the proposed landscape plan that does meet the reforestation requirements for replacement of trees.
CSHV Woodlands LP
1335 Lake Woodlands Drive
Lot 2400 Block 0599 Section 0999 Village of Town Center
- E. Variance request for the proposed fence to be constructed in the forest preserve.
Green Set Series LLC Series K & Alden Heights Place LLC / Panther Creek Professional Plaza
4810 & 4840 W. Panther Creek Drive
Lots 0310, 0330 Block 0045 Section 0040 Village of Panther Creek
- F. Request for a time extension for the submission of the permanent sign display/program for The Waterway Arts District banners.
Visit The Woodlands / The Waterway Arts District
2801 Technology Forest Boulevard
Lot 0200 Block 0599 Section 0999 Village of Research Forest
- G. Consideration and action for a temporary event that will include a pumpkin patch and two signs.
GRI Woodlands Crossing LLC / Trader Joe’s
10868 Kuykendahl Road, Suite A
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- H. Consideration and action for the proposed temporary storage container.
Regency Centers LP / The Woodlands Children’s Museum
4775 W. Panther Creek Drive, Suite 280
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
- I. Consideration and action for the proposed replacement of ATM equipment and temporary placement of a construction dumpster in the parking lot.
GRI Woodlands Crossing LLC / Comerica Bank Texas
6417 Woodlands Parkway
Lot 0102 Block 0592 Section 0060 Village of Indian Springs

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

- 1. Consideration and action for the proposed house demolition application that includes tree removals and a conceptual house designs for review of the demolition.
Jortney LLC
40 Autumn Crescent
Lot 10, Block 4, Section 9, Village of Cochran’s Crossing
- 2. Consideration and action to amend the Initial Land Use Designation for Section 15 of The Village of Grogan’s Mill for the Timber Top neighborhood.
Home Expo Showcase LLC
116, 118 & 120 S Timber Top Dr.

Lot 8, 9, & 10 Block 01, Section 15 Village of Grogan's Mill

3. Variance request for a proposed addition conversion that will cause the lot to exceed the maximum living area allowed.
Home Expo Showcase LLC
116 S Timber Top Drive
Lot 08, Block 01, Section 15 Village of Grogan's Mill
4. Variance request for a proposed addition conversion that will cause the lot to exceed the maximum living area allowed.
Home Expo Showcase LLC
118 S Timber Top Drive
Lot 09, Block 01, Section 15 Village of Grogan's Mill
5. Variance request for a proposed addition conversion that will cause the lot to exceed the maximum living area allowed.
Home Expo Showcase LLC
120 S Timber Top Drive
Lot 10, Block 01, Section 15 Village of Grogan's Mill
6. Variance request for the existing Driveway that encroaches into the side easement.
Taylor Morrison of Texas INC
83 Blue Norther Drive
Lot 15, Block 01, Section 35 Village of Creekside Park
7. Variance request for proposed pool that does not respect the 30 foot rear Development setback.
Curtis McLemore
10 Player Pines
Lot 24, Block 01, Section 32 Village of Sterling Ridge
8. Variance request for proposed shed attached to the garage that does not respect the 20 foot rear setback
Jeremy John Andrews
170 West Sterling Pond Circle
Lot 84 Block 03 Section 3 Village of Alden Bridge
9. Variance request for proposed fence that exceeds the maximum height and is of a different design as allowed by the Development Criteria for Section 75 Sterling Ridge.
Eric Cantrell
22 Fillgrove Place
Lot 20, Block 01, Section 75 Village of Sterling Ridge
10. Variance request for an existing walkway with paver border that is not located at least 1 foot from the property line.
Gerod Rush
31 Paloma Bend Place
Lot 04, Block 01, Section 25 Village of Creekside Park
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
James A Brosovich
74 Terraglen Drive
Lot 35, Block 1, Section 2 Village of Alden Bridge

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Adrienne C Dixon
19 Brittany Rose Place
Lot 8, Block 1, Section 14 Village of Creekside Park West
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Fernando Aerna Guedea
146 East Spindle Tree Circle
Lot 10, Block 1, Section 73 Village of Sterling Ridge
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Michael & Jill Moyer Knapick
78 South Vesper Bend Circle
Lot 2, Block 3, Section 30 Village of Sterling Ridge
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Aldo M & Virginia R Perez
19 Pioneer Canyon Place
Lot 5, Block 1, Section 22 Village of Creekside Park West
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gordon & Emily McClain
18 Bluff Creek Place
Lot 5, Block 2, Section 73 Village of Alden Bridge
17. Variance request for proposed patio cover with summer kitchen that does not respect the 25 foot rear setback.
Lawrence Paul Alexander Jr
22 Gabled Pines Place
Lot 34 Block 01 Section 45 Village of Alden Bridge
18. Variance request for proposed patio cover with summer kitchen that does not respect the 25 foot rear setback.
Ivan Marcuse
3 Dulcet Hollow Circle
Lot 20, Block 02, Section 07 Village of Sterling Ridge
19. Variance request for Concept approval for a proposed home garage construction/patio cover addition and summer kitchen that will not respect the 25 foot setback line for the rear of the dwelling.
Dan M. Bowen
27 Scenic Mill Place
Lot 2 Block 3 Section 09 Village of Alden Bridge
20. Variance request for proposed swimming pool that does not respect the rear ten foot easement with decking that does not respect the side five foot easement.
Thomas Tucker
6 Kayak Ridge Drive

Lot 01, Block 01, Section 26 Village of Creekside Park

- VII. **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.**
- VIII. **Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.**
- IX. **Consideration and Action concerning driveway widths and the Woodlands Residential Development Standards.**
- 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 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.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.

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- (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)

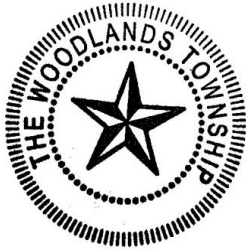
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Passcode: 343546.

To request other accommodations, call (281) 210-3800 or email 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 numbers 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". The signature is written in a cursive style and is positioned above a horizontal line.

Property Compliance Manager
For The Woodlands Township