

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
February 3rd, 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, February 3rd, 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> Once selected go to "Watch Virtual Public Meetings"

To call in to the February 3rd, 2021 Development Standards Committee meeting to provide public comment or speak on a specific item, 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: 881 4683 4781**, 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 of January 6th, 2021.**
- IV. **Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII 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. Variance request for eight existing directional signs some of which contain the church and school's name and logo; and includes three signs that exceed the maximum size allowed.
First Baptist Church of The Woodlands
11801 Grogan's Mill Road
Lot 0500 Block 0599 Section 0006 Village of Grogan's Mill
 - B. Variance request for a building sign that includes a logo that exceeds the maximum size allowed and return colors and spacing that do not comply with the criteria.
KM Marcel Crossing II, LLC / Farmers Insurance
8000 McBeth Way, Suite 140
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
 - C. Variance request for an existing banner that exceeds the maximum amount of time allowed for display after the initial opening of the new business and does not specify that the business is "Now Open."
KM Marcel Crossing II, LLC / Farmers Insurance
8000 McBeth Way, Suite 140
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

- D. Consideration and action for a proposed permanent event that includes temporary signage.
2978 Colonnade Group LP
30420 FM 2978
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge

- E. Consideration and action for the proposed TPO roofing installation, replacement of two rooftop air conditioning units and staging area in the parking lot for dumpsters and crane.
Alden Heights Place LLC
4840 W. Panther Creek Drive
Lots 0310 Block 0045 Section 0040 Village of Panther Creek

- F. Consideration and action for the proposed final plans for the building expansion.
Sterling Ridge Development I LP
6707 Sterling Ridge Drive
Lot 0500 Block 0499 Section 0046 Village of Sterling Ridge

- G. Consideration and action for the proposed cell tower equipment upgrade.
The Woodlands Commercial Prop
8100 Millennium Forest Drive
Lot 0100 Block 0163 Section 0067 Village of Cochran's Crossing

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

- 1. Rehearing for a Variance request for an existing home business that was previously disapproved by the Development Standards Committee on December 16, 2020– Daycare Home Business.
Babar Rafiq
55 Raindance Court
Lot 01 Block 03, Section 11 Village of Harper's Landing at College Park

- 2. Variance request for proposed patio cover that does not respect the 25 foot rear setback and paving that does not respect the rear ten foot easement.
Jantzen & Tashana Thorns
23 Thundercloud Place
Lot 24, Block 02, Section 27 Village of Creekside Park West

- 3. Variance request for a conceptually proposed garage addition that encroaches over the platted building line and side setback line; and will exceed the maximum hard surface area allowed.
Bradley and Madora Schard
9 Box Turtle Ln
Lot 32, Block 01, Section 32 Village of Grogan's Mill

- 4. Request to amend the Initial Land Use Designation to increase the maximum amount of living area allowed for Panther Creek Section 30.
James Morrical
14 Lucky Leaf Court
Lot 12, Block 03, Section 30 Village of Panther Creek

- 5. Variance request for proposed room addition above the garage that encroaches the twenty foot rear setback exceeds the maximum living area allowed and may also cause negative impact towards neighboring properties.
James Morrical

14 Lucky Leaf Court
Lot 12, Block 03, Section 30 Village of Panther Creek

6. Variance request for the conceptually proposed swimming pool that will encroach into the ten foot rear easement and requires 6 trees to be removed.
Shkelquim Muskaj
5 Deerfoot Court
Lot 42, Block 01, Section 28 Village of Grogan's Mill
7. Variance request for a proposed walkway that was not considered to be compatible with the neighborhood character when acted upon by the Residential Design Review Committee and includes the removal of three trees that do not meet the qualifications for removal.
Rachel Jordan
50 Pebble Cove Drive
Lot 17, Block 04, Section 24 Village of Panther Creek
8. Variance request for proposed color change that was not considered to be compatible with the existing neighborhood character when acted upon by the Residential Design Review Committee.
Leandro Orjuela Santos
44 Sunlit Forest Drive
Lot 26, Block 01, Section 06 Village of Panther Creek
9. Variance request for a proposed shed that exceeds the maximum height allowed and may cause negative impact towards neighboring properties.
George Weissenberger
66 Rockridge Drive
Lot 04, Block 06, Section 01 Village of Indian Springs
10. Variance request for an existing dog run that is not screened from view, is in a location that causes a disproportionate impact to the adjacent lot, and was considered to be an impact to the neighborhood when acted upon by the Residential Design Review Committee.
Ingrid Yoconda Davilla
64 N Timber Top Drive
Lot 20, Block 04, Section 13 Village of Grogan's Mill
11. Variance request for the existing arbor with a roofing material that does not comply with the Standards and is made of corrugated plastic.
Arne Gibbs
10 Cokeberry Court
Lot 14, Block 02, Section 22 Village of Grogan's Mill
12. Consideration and action for an existing play structure that may have a negative impact towards adjacent properties.
Christopher Ciesielski
22 Tree Crest Circle
Lot 14, Block 30, Section 01 Village of Indian Springs
13. Variance request for a proposed room addition that encroaches into the rear easement.
Craig Daniell
2306 Chestnut Oak Pl
Lot 14, Block 06, Section 03 Village of Grogan's Mill
14. Variance request for a proposed swim spa that encroaches into the rear easement.

Craig Daniell
2306 Chestnut Oak Pl
Lot 14, Block 06, Section 03 Village of Grogan's Mill

15. Variance request for an existing pool barrier fence was built with the construction side facing out from the lot.
Martha Macris
19 Firefall Court
Lot 29, Block 03, Section 48 Village of Grogan's Mill
16. Variance request for a proposed patio cover with existing unapproved hard surface area that will exceed the maximum amount of hard surface area allowed.
Cindy & Steve Gray
55 Shearwater Place
Lot 18, Block 05, Section 04 Village of Cochran's Crossing
17. Variance request for existing room addition, attic conversion, that exceeds the maximum living area allowed.
Benjamin Elizondo
11102 Falconwing Drive
Lot 01, Block 01, Section 16 Village of Indian Village
18. Variance request for existing paving that is located in the rear and side yard easements.
John Staton
7 N Morning Cloud Circle
Lot 13, Block 03, Section 20 Village of Cochran's Crossing
19. Variance request for proposed detached patio cover with an incorporated summer kitchen that encroaches into the twenty foot rear building setback line.
Julian Kellici
110 N Floral Leaf Circle
Lot 37, Block 01, Section 28 Village of Cochran's Crossing
20. Consideration and action for a Home Business renewal.
Patrick L Mann
7 Box Turtle Lane
Lot 33, Block 01, Section 32 Village of Grogan's Mill
21. Consideration and action for a Short-Term Rental application.
Kho Shahriar Iqbal
101 Yewleaf Drive
Lot 0010, Block 0002, Section 0007 Village of Panther Creek
22. Variance request for an existing rear fence that exceeds the maximum height allowed and was built with the construction side facing outward from the lot.
Thomas Coale
108 N Deerfoot Circle
Lot 30, Block 01, Section 28 Village of Grogan's Mill

IX. 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.

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 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:

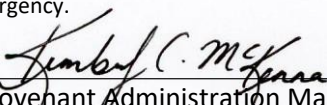
- When calling in, you will be placed in a queue. If you are calling for a specific agenda item, we will request what item you are present for; and return you to the call queue until your item is ready to be presented.
- If you receive a busy signal when calling in and the "public comments" period has 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>. Once selected go to "Watch Virtual Public Meetings"
- When your item is being presented, please select *9 to indicate you are present for that matter and wish to speak.
- If your call is engaged and you are muted and wish to speak, *6 will unmute your call.

To call in to the February 3rd, 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
- (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: 881 4683 4781, then enter the pound sign "#" on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov During the February 3rd, 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 #. 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 February 3rd, 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

