

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
February 22, 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 22, 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>. Click on "Watch Virtual Public Meetings".

To call in to the February 22, 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 669 900 6833 or 253 215 8782 or 312 626 6799 or 929 205 6099 or 301 715 8592 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Once you have connected, you will need to enter **Webinar ID: 839 5847 3321** 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 January 20, 2021.**
- IV. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VIII and IX 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 discussion regarding the Residential Development Standards concerning Appeals and Rehearings.**
- VIII. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Consideration and Action for the proposed playground picnic tables.
Diocese of Galveston/ St. Anthony of Padua
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- IX. Consideration and Action of the Residential Applications and Covenant Violations.**
 1. Variance request for proposed color change that is not compatible with the existing neighborhood character
Leandro Orjuela Santos
44 Sunlit Forest Drive
Lot 26, Block 01, Section 06 Village of Panther Creek
 2. Variance request for the proposed concept garage addition and driveway that will exceed the maximum amount of hard surface area allowed.
Bradley and Madora Schard

9 Box Turtle Ln
Lot 32, Block 01, Section 32 Village of Grogan's Mill

3. Variance request to modify conditions of approval for a proposed circular driveway that would exceed the maximum width allowed and would cause the lot to further exceed the maximum hard surface area allowed as set forth by the Neighborhood Criteria, both of which are not in keeping with the Standards.
Adel and Natasha Irani
62 Firefall Court
Lot 16, Block 03, Section 48 Village of Grogan's Mill
4. Variance request for a proposed home and pool demolition that is proposed without the required construction fencing, but will include the tree protection, erosion control and security barrier fencing.
Jeff Paul Custom Homes, Ltd.
5 Crinkleroot Court
Lot 14, Block 01, Section 19 Village of Grogan's Mill
5. Variance request for a proposed home and pool demolition that is proposed without the required construction fencing, but will include the tree protection, erosion control and security barrier fencing.
Jeff Paul Custom Homes, Ltd.
126 S Timber Top Drive
Lot 13, Block 01, Section 15 Village of Grogan's Mill
6. Consideration and action for a proposed home demolition.
Colossae Homes
10816 Colony Wood Place
Lot 31, Block 06, Section 02 Village of Grogan's Mill
7. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Michael McCormick
1 Royal Tern Lane
Lot 58, Block 01, Section 24 Village of Grogan's Mill
8. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Cynthia Wilbanks
2 Cross Fox Lane
Lot 08, Block 01, Section 11 Village of Grogan's Mill
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Travis Russo
38 N Longspur Dr
Lot 05, Block 03, Section 45 Village of Grogan's Mill
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Mathew Perkins
45 Cascade Springs Place
Lot 39, Block 04, Section 02 Village of Cochran's Crossing

11. Variance request for proposed swimming pool decking that exceeds the maximum allowed water surface area.
Ladd Laird
22 Satinleaf Place
Lot 02, Block 01, Section 07 Village of Creekside Park West
12. Variance request for a proposed generator that will exceed the encroachment allowed into the rear ten foot easement.
Evans Trust
47 Eagle Mead Place
Lot 13 Block 02 Section 63 Village of Alden Bridge
13. Variance request for existing paving that does not respect the side five foot easement and a trash can enclosure that is not an approvable fence style or design.
Sean Stevens
35 Spincaster Drive
Lot 36, Block 01, Section 30 Village of Creekside Park
14. Variance request for existing shed that does not respect the side five foot or rear ten foot easement. Additionally, the shed exceeds the maximum height allowed by 1' and the maximum square footage allowed by 24 square feet.
David McBride
67 South Bethany Bend Circle
Lot 14 Block 02 Section 36 Village of Alden Bridge
15. Variance request for existing trellis that exceeds the maximum height allowed for a trellis located in the easement.
Guillermo Vidales Sanchez
60 Venetia Grove Drive
Lot 03, Block 03, Section 41 Village of Creekside Park West
16. Request for approval of a Home Business – Firearms
Steven A Ead
71 Bryce Branch Circle
Lot 14, Block 02, Section 34 Village of Sterling Ridge
17. Request for approval for a Short-Term Rental.
Gene Halleck
79 North Veranda Ridge Drive
Lot 38, Block 01, Section 69 Village of Alden Bridge
18. Request for approval for a Short-Term Rental.
Rabia Shaikh
7 Old River Place
Lot 10, Block 02, Section 34 Village of Alden Bridge
19. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed room addition that exceeds the maximum living area allowed.
Steve and Stephenie Hari
24 Cordella Place
Lot 41 Block 01, Section 49 Village of Sterling Ridge

20. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed room addition that exceeds the maximum living area allowed. Additionally, a request for approval of patio cover and summer kitchen.
Robert Wethington
6 East Majestic Woods Place
Lot 08 Block 01, Section 17 Village of Sterling Ridge
21. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed fence that is not of the approvable design per the Development Criteria for Section 49 Village of Sterling Ridge.
Alvaro A Castellanos
78 South French Oaks Circle
Lot 19, Block 01, Section 49 Village of Sterling Ridge
22. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed fence that exceeds to maximum height and is not of the approvable design per the Development Criteria for Section 75 Village of Sterling Ridge.
Jennifer Gonzales
63 East Montfair Blvd.
Lot 02 Block 02, Section 75 Village of Sterling Ridge
23. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for an existing fence that does not respect the platted building line and is not of the approvable design per the Development Criteria for Section 74 Village of Sterling Ridge.
Jill Alvarado
82 Whetstone Ridge
Lot 12 Block 01, Section 74 Village of Sterling Ridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Shawn E Creswell
30 Bluff Creek Place
Lot 8, Block 2, Section 73 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.
Gregory E Lohse
128 South Brooksedge Circle
Lot 34, Block 1, Section 58 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.
Matthew Malmquist & Stephanie Ard
178 Hearthshire Circle
Lot 44, Block 1, Section 99 Village of Sterling Ridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Craig Steven Riebe
55 South Bethany Bend Circle
Lot 8, Block 2, Section 36 Village of Alden Bridge

28. 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
29. Variance request for a proposed pool and firepit that that exceeds the maximum hard surface area allowed per the Neighborhood Criteria for Section 21 Village of Indian Springs (TWA)
Chris and Amy Petro
6 Hope Valley Place
Lot 14, Block 03, Section 21 Village of Indian Springs (TWA)
30. Variance request for proposed shed/studio will exceed the maximum height allowed of 9 feet and will encroach upon the 5 foot side and 10 foot rear yard easements. Additionally, it may not respect the 15 foot rear setback.
Runge Baker Living Trust
19 June Breeze Place
Lot 31 Block 02 Section 67 Village of Alden Bridge
31. Variance request for proposed patio cover that may have a negative effect due to the mass, scale, and proportion.
Daniel Schmulson
26 Burnished Oaks Court
Lot 74, Block 02, Section 22 Village of Creekside Park West
32. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for an existing fence that is not the required design for Section 16 Village of Sterling Ridge.
Akash Brahmhatt
27 Middy Sun
Lot 22 Block 01, Section 16 Village of Sterling Ridge
33. Request for review by Development Standards Committee in absence of the Residential Design Review Committee and variance request for a proposed patio cover and summer kitchen does not respect the 30 foot rear setback.
Feras Elhajj
171 West Black Knight Drive
Lot 31, Block 01, Section 84 Village of Sterling Ridge
- X. Consideration and action to approve civil engineer Gary Lemley, Professional Licensed Engineer 45987, to submit sealed plans and engineering services for all future possible residential projects for the Township without requiring a variance because his seal designates civil branch instead of structural.**
- XI. Consideration and action regarding proposed schedule for Joint Sessions of the Development Standards Committee and the Residential Design Review Committees for 2021.**
- XII. Consideration and action regarding the proposed temporary emergency conditions sign standards proposed for adoption by the Plan Review Committees.**

- XIII. 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 and other conditions such as recent winter weather.**
- XIV. Member Comments**
- XV. Staff Reports**
- XVI. 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 February 22, 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**
- **669 900 6833 or**
- **253 215 8782 or**
- **312 626 6799 or**
- **929 205 6099 or**
- **301 715 8592 or**
- **888 788 0099 (Toll Free) or**
- **877 853 5247 (Toll Free)**

Once you have connected, you will need to enter Webinar ID: 839 5847 3321 then enter the pound sign "#" on your telephone keypad. During the February 22, 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 #839 5847 3321. 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 22, 2021 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".

Covenant Administration Manager
For The Woodlands Township

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