

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
March 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, March 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 March 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: 867 4740 8731**, 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 February 3rd, 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. Consideration and action for a proposed building sign that is not centered over the entrance door.
Indian Springs at Woodlands LTD / Twin Liquors
6777 Woodlands Parkway, Suite 204
Lot 500 Block 0592 Section 0060 Village of Indian Springs
 - B. Variance request to allow the repair of existing dumpster enclosures that do not fully shield dumpsters from the view of the adjoining sites.
CH Realty VII / R Houston College Park LP
3091 College Park Drive
Lot 9051 Block 0555 Section 0000 Village of College Park
 - C. Consideration and action for the conceptual proposal to renovate the existing driving range and practice area that will include the removal of trees and vegetation.
CC Woodlands LLC / Player Course
8900 Sterling Ridge Drive
Lot 0701 Block 0499 Section 0046 Village of Sterling Ridge

- D. Variance request for the proposed replacement of a monument sign that will not match the existing second monument sign or building sign.
EDRY B&K-2 GP / Take 5 Oil Change
7940 Research Forest Drive
Lot 0650 Block 0257 Section 0047 Village of Alden Bridge
- E. Variance request for the existing parking lot and wall pack lighting that exceeds the maximum foot candle levels allowed at the property line.
CEC Entertainment Inc. / Chuck E Cheese
16790 IH 45
Lot 9025 Block 0390 Section 2000 Village of College Park
- F. Variance request for the existing landscaping with integrated rocks and crushed granite that crosses through the forest preserve.
The Woodlands Land Development Company
2000 Woodlands Parkway
Lot 4400 Block 0547 Section 0999 Village of Town Center
- G. Variance request for the existing parking lot and wall pack lighting that exceeds the maximum foot candle levels allowed at the property line.
Bank of America
4085 College Park Drive
Lot 9034 Block 0051 Section 0067 Village of College Park

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

- 1. Variance request for existing paving that is located in the rear and side yard easements.
John Staton
7 North Morning Cloud Circle
Lot 13, Block 03, Section 20 Village of Cochran's Crossing
- 2. Variance request for an existing retaining wall that encroaches into the five-foot side and ten-foot rear yard easement.
Brian J Griffin
15 North Morning Cloud Circle
Lot 12, Block 03, Section 20, Village of Cochran's Crossing
- 3. Consideration and action to pursue amending the Initial Land Use Designation for Cochran's Crossing Section 08, to increase the maximum amount of living area allowed, accommodating a proposed room addition and attic conversion.
Brock Anderson
99 E. Shadowpoint Circle
Lot 27, Block 05, Section 08 Village of Cochran's Crossing
- 4. Variance request for a conceptually proposed casualty damage repair that includes a carport that will encroach into the right side five-foot easement, a remodel that includes additional living spaces and an attic conversion, all of which may exceed the maximum amount of living area allowed, and may have an impact on adjacent properties.
Brock Anderson
99 E. Shadowpoint Circle
Lot 27, Block 05, Section 08 Village of Cochran's Crossing

5. Variance request for an existing fence built with the construction side facing outward from the lot.
Brock Anderson
99 E. Shadowpoint Circle
Lot 27, Block 05, Section 08 Village of Cochran's Crossing
6. Variance request for proposed patio cover with incorporated summer kitchen that encroaches into the 20-foot rear building setback line.
Gregory Wilson
6 Flatcreek Place
Lot 26, Block 02, Section 24 Village of Cochran's Crossing
7. Variance request for proposed patio cover with incorporated fireplace that encroaches into the 20-foot rear and 6-foot side building setback lines and exceeds the maximum amount of hard surface area allowed.
David Foster
63 Shearwater Place
Lot 20, Block 05, Section 04 Village of Cochran's Crossing
8. Variance request for an existing above ground spa that encroaches into the ten-foot rear easement and exceeds the maximum amount of hard surface area allowed.
David Foster
63 Shearwater Place
Lot 20, Block 05, Section 04 Village of Cochran's Crossing
9. Variance request for a proposed play structure that has an elevated platform that exceeds the maximum square footage allowed and was determined it may cause an unreasonable or disproportionate impact on neighboring properties when it was acted upon by the Residential Design Review Committee.
Michael Dodd
6 Bridle Oak Ct
Lot 11, Block 01, Section 61 Village of Grogan's Mill
10. Variance request to appeal staff conditions requiring the owner to replant two thirty gallon native trees.
Douglas and Susan Colvin
102 Quiet Oak Circle
Lot 78, Block 02, Section 05 Village of Cochran's Crossing
11. Variance request for a proposed pool that would be located within the easements.
Zachary and Krissy Behnke
34 Wakerobin Court
Lot 70, Block 02, Section 20 Village of Grogan's Mill
12. Variance request for a proposed pool that will exceed the maximum amount of hard surface area allowed.
Roland Thatcher
18 Flowertuft Ct
Lot 05, Block 04, Section 28 Village of Grogan's Mill

13. Variance request for the proposed rear yard fence will be located beyond the platted building line.
Jimmy Horn
75 North Elm Branch Place
Lot 29, Block 01, Section 51 Village of Grogan's Mill
14. Variance request for a proposed enclosure of a front entry and courtyard that exceeds the maximum living area allowed.
Craig J Calligan
19 E Racing Cloud Court
Lot 25, Block 01, Section 46 Village of Panther Creek
15. The existing rear fence 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
16. Consideration and action regarding a home business.
Shannon Jones
5 Kearny Brook Place
Lot 28, Block 03, Section 01 Village of Cochran's Crossing
17. Consideration and action regarding a Short-Term Rental application.
Mohammed M. Khan
49 Blue Fox Drive
Lot 0013, Block 0002, Section 0026 Village of Grogan's Mill
18. 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
19. 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
20. 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 Drive
Lot 05, Block 03, Section 45 Village of Grogan's Mill

21. 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

IX. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic or resulting from the recent extreme winter weather conditions.

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 3rd, 2021 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.thewoodlandtownship-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 March 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: 867 4740 8731, 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 March 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 March 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

