

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
April 21, 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, April 21, 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 April 21, 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)**

Once you have connected, you will need to enter **Webinar ID: 879 9018 6782** 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 March 17, 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 the proposed conceptual plans to remodel the exterior of the building including the addition of a patio and landscape modifications.
Six Pines Development LLC / Goode Company Seafood
8865 Six Pines Drive
Lot 8001 Block 0350 Section 1000 Village of Research Forest
 - B. Consideration and action for the proposed conceptual plans for a chlorine tank enclosure that will include tree and vegetation removal.
Technology Forest Partners LP / Pinch A Penny Pool Patio Spa
4223 Research Forest Drive, Suite 350
Lot 6568 Block 0547 Section 0999 Village of Research Forest
 - C. Variance request for the proposed conceptual plans to install a drive through lane that would eliminate parking spaces and cause the parking ratio to be less than the minimum number of required spaces.
JW Research Forest Partners LLC
1620 Research Forest Drive
Lot 9410 Block 0350 Section 1000 Village of Research Forest

- D. Variance request for proposed directional signs that exceed the maximum size and letter height allowed and does not contain a single neutral color background.
Wash Depot XXV Inc. / Sparkling Image Car Wash
4420 South Panther Creek Pines
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
- E. Consideration and action for proposed modifications to the final permit for the chapel addition.
Diocese of Galveston / St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- F. Variance request for the proposed building sign that does not match the monument sign.
Spirit of Texas Bank
30350 FM 2978
Lot 0125 Block 0458 Section 0046 Village of Sterling Ridge
- G. Variance request for two proposed monument signs that have two background colors, do not contain a trademarked logo and include street address numbers on the signs that located on streets identified in the street address.
RREF Sterling Ridge LLC / Grove at Sterling Ridge
6900 Lake Woodlands Drive
Lot 0105 Block 0499 Section 0046 Village of Sterling Ridge

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

- 1. Variance request for proposed detached patio cover that will not respect the rear 25 foot setback.
Joseph Masterson
99 Green Gables Circle
Lot 45 Block 01 Section 9 Village of Alden Bridge
- 2. Variance request for proposed patio cover with outdoor bath and summer kitchen that will not respect the rear 25 foot setback.
Cesar & Narcisa Parrales Rincon
99 South Player Manor Circle
Lot 01, Block 02, Section 82 Village of Sterling Ridge
- 3. Variance request for proposed patio cover with fireplace that does not respect the 20 foot rear setback.
Anthony Martin
18 Botanical Vista Drive
Lot 24, Block 01, Section 32 Village of Creekside Park West
- 4. Variance request for proposed patio cover with outdoor shower that will not respect the rear 20 foot setback.
Michael Janssen
102 Birch Canoe Court
Lot 28, Block 01, Section 20 Village of Creekside Park West
- 5. Variance request for proposed patio cover with fireplace that will not respect the rear 20 foot setback
Anthony Martin
18 Botanical Vista Drive
Lot 24, Block 01, Section 32 Village of Creekside Park West
- 6. Variance request for a proposed swimming pool that exceeds the maximum water surface area allowed.
Ronald Walters

82 Botanical Vista Drive
Lot 08, Block 01, Section 32 Village of Creekside Park West

7. Variance request for a proposed swimming pool that exceeds the maximum hard surface area allowed.
Gregory Tasch
30 Dapple Gray Street
Lot 38 Block 1, Section 09 Village of Sterling Ridge
8. Consideration and Action for the rebuilding and repair of a fire damaged home.
Ian and Hilary Brown
3 Etonshire Court
Lot 25 Block 01, Section 07 Village of Grogan's Forest in College Park
9. Variance request for a proposed fence that will exceed the maximum height allowed.
Marco Salazar
15 Serenade Pines Place
Lot 11 Block 01, Section 27 Village of Sterling Ridge
10. Variance request for a proposed fence that will exceed the maximum height allowed.
Calvin Hodge
19 Serenade Pines Place
Lot 12 Block 01, Section 27 Village of Sterling Ridge
11. Variance request for a proposed fence that will exceed the maximum height allowed.
Harry Smith Jr
42 Rhapsody Bend Dr
Lot 13, Block 01, Section 27 Village of Sterling Ridge
12. Variance request for proposed driveway widening that exceeds the maximum width allowed per the Development Criteria for Section 84 Alden Bridge.
Willard J. Bulick
118 Marlberry Branch Court
Lot 3 Block 01 Section 84 Village of Alden Bridge
13. Variance request for Concept approval of a pergola, fireplace, summer kitchen and paving that exceeds the maximum hard surface area allowed. Additionally, the fireplace does not respect the rear 25' setback.
HOMGOM LLC
11 Balmoral Place
Lot 80, Block 01, Section 03 Village of Sterling Ridge
14. Variance request for proposed fence that will exceed the maximum height allowed per Standards.
Thomas W. Beaman
35 Courtland Green Street
Lot 10 Block 02 Section 55 Village of Alden Bridge
15. Variance request for existing paving that does not respect the rear ten foot easement.
Stephen Austin Ward
38 Crested Point Place
Lot 25 Block 02 Section 37 Village of Alden Bridge
16. Variance request for an existing play structure that contains more than a 72 square feet of elevated floor area and does not respect the rear ten foot easement.

Stephen Stallons
3 Westward Ridge Place
Lot 19 Block 01 Section 74 Village of Alden Bridge

17. Request for variance for existing storage building located in the 5' right side easement and exceeds maximum square footage allowed.

Rolando Rocha
39 Whitbarrow Place
Lot 10, Block 01, Section 28 Village of Creekside Park West

18. Request for approval for a Short-Term Rental.

Liah Olson
18 Dovewing Place
Lot 21, Block 1, Section 06 Village of Alden Bridge

19. Request for approval of a renewal of a Home Business – Oncology Massage Therapist

Stuart Gibbs
11 Timberlea Place
Lot 24 Block 02, Section 63 Village of Alden Bridge

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

William C Bollman
46 East Whistlers Bend Circle
Lot 29, Block 1, Section 81 Village of Alden Bridge

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Johannes J Dekker
30 Davis Cottage Court
Lot 85, Block 2, Section 3 Village of Harper's Landing at College Park

22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Andrew Sherman & Chloe Gilmore
35 Elander Blossom Drive
Lot 51, Block 1, Section 32 Village of Creekside Park West

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Alejandro L Magnani & Gabriela Bazzino
61 Silver Crescent Court
Lot 25, Block 2, Section 1 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.

Vladimir Morenko
139 Gildwood Place
Lot 8, Block 1, Section 13 Village of Creekside Park West

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

- Standards for outstanding violations on the property.
Melisa M Norman
54 South Bethany Bend Circle
Lot 7, Block 1, Section 36 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.
Kenneth C & Stephanie B Ryan
87 South Vesper Bend Circle
Lot 26, Block 2, Section 30 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.
Russell Taras
57 South Bethany Bend Circle
Lot 9, 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.
Jane C Acosta
2 West Lasting Spring Circle
Lot 38, Block 1, Section 8 Village of Creekside Park
29. Request for variance for proposed fence stain that is not an approvable color
George Gabriel
127 East Sawyer Ridge Drive
Lot 07, Block 01, Section 34 Village of Creekside Park
30. Request for variance for 9 tree removals that do not meet the conditions for tree removal per the Standards
David Kaiser
23 Villa Canyon Place
Lot 29, Block 02, Section 18 Village of Indian Springs (TWA)
31. Consideration and action regarding a Rehearing by an affected neighbor regarding an approval of a proposed patio cover at 67 South Fremont Ridge Loop that was previously approved by the Development Standards Committee on March 17, 2021.
Floyd Broussard
67 South Fremont Ridge Loop
Lot 03, Block 02, Section 23 Village of Creekside Park
Affected Neighbor requesting Rehearing
Joseph and Melissa Tacchino
23 South Fremont Ridge Loop
Lot 07, Block 02, Section 23 Village of Creekside Park
32. Variance request for proposed patio cover with integrated summer kitchen and fireplace that does not respect the rear 25' setback and exceeds the maximum allowed hard surface area.
Jason Marshall Beam
95 Baronet Woods Court
Lot 04, Block 02, Section 08 Village of Sterling Ridge
33. Variance request for proposed patio cover with integrated summer kitchen and fireplace that does not respect

the rear 25' setback and the 7' side setback.
Brian S Twellman
19 Stanwick Pl
Lot 37, Block 01, Section 03 Village of Sterling Ridge

34. Request to appeal of planting conditions for a swimming pool approved on October 26, 2020.
Cabel Vario
6 Sundown Ridge Place
Lot 02 Block 01, Section 16 Village of Creekside Park West

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 and other conditions such as recent winter weather.

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.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.

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- **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)

Once you have connected, you will need to enter Webinar ID: **879 9018 6782** then enter the pound sign “#” on your telephone keypad. During the April 21, 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 # **879 9018 6782**. 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 April 21, 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