

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
May 5<sup>th</sup>, 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, May 5<sup>th</sup>, 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 May 5<sup>th</sup>, 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: 842 0312 6559**, 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 April 7<sup>th</sup>, 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. Request for a rehearing regarding the conditions of approval for a patio renovation.  
REG8 Sterling Ridge  
6700 Woodlands Parkway, Suite 300  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
  - B. Consideration and action for the conceptually proposal for a liquid bleach 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. Consideration and action for the proposed replacement of three rooftop air conditioning units.  
Lootens Place LLC / VillaSport Athletic Club & Spa  
4141 Technology Forest Boulevard  
Lot 6560 Block 0547 Section 0999 Village of Research Forest

- D. Variance request for the conceptual proposal for two recovery suites that will require tree removals, one building that will encroach over the twenty-five-foot building setback line and parking that does not meet the minimum amount of parking spaces required.  
Cortes Real Properties / Hourglass Surgery Center  
12721 Sawmill Road  
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill
- E. Variance request for the existing storage shed that is located over the twenty-five-foot building setback.  
Cortes Real Properties / Hourglass Surgery Center  
12721 Sawmill Road  
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill
- F. Consideration and action for the proposed landscaping plan for the reforestation of the forest preserve and the removal of three dead trees.  
Cortes Real Properties / Hourglass Surgery Center  
12721 Sawmill Road  
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill
- G. Variance request for the proposed monument sign panel that does not match the building sign.  
Haidar Estates LLC / Radiance Medical Aesthetics & Wellness  
9940 Woodlands Parkway, Suite 500-600  
Lot 9940 Block 0078 Section 0046 Village of Sterling Ridge
- H. Variance request for the proposed monument sign panel that does not match building sign.  
Haidar Estates LLC / Salon at Radiance  
9940 Woodlands Parkway, Suite 700-800  
Lot 9940 Block 0078 Section 0046 Village of Sterling Ridge
- I. Variance request for the existing building and monument signs that do not match the registered name of the business and include a logo that is not trademarked.  
Hemet 664 LLC / Ryan W. Comeaux DDS  
8008 Ashlane Way, Suite 150  
Lot 0825 Block 0499 Section 0046 Village of Sterling Ridge
- J. Variance request for a building sign that does not contain a trademarked logo, contains three lines of copy, and exceeds the maximum height and logo size allowed and an arcade sign that does not comply with the shopping center criteria regarding font, size, and color.  
US Regency Alden Bridge LLC / Highland Woods Health  
8000 Research Forest Drive, Suite 360  
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- K. Variance request for two proposed monument signs that have two background colors, do not contain a trademarked logo and do not include street address numbers on the signs 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

- L. Variance request for the conceptual proposal to remodel the exterior of the building, including the addition of a patio, landscape modifications and removal of parking spaces which will bring the site to below the minimum parking requirements.  
Six Pines Development LLC / Goode Company Seafood  
8865 Six Pines Drive  
Lot 8001 Block 0350 Section 1000 Village of Research Forest
- M. Variance request for proposed directional signs that exceed the maximum size and letter height allowed.  
Wash Depot XXV Inc. / Sparkling Image Car Wash  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
- N. Consideration and action for the permanent display of two proposed light pole banners and one existing preschool light pole banner.  
Lord of Life Lutheran Church  
3801 S. Panther Creek Drive  
Lot 0270 Block 0045 Section 0007 Village of Panther Creek
- O. Consideration and action for a proposed building sign.  
KPPI LLC / Townsen Memorial Surgery Center  
10847 Kuykendahl Road, Suite 150  
Lot 0551 Block 0592 Section 0060 Village of Indian Springs

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

- 1. Consideration and action regarding the conditions set forth by the Development Standards Committee at their meeting of March 17, 2021 and review of the consequent submissions by the owner.  
Jantzen and Tashanna Thorns  
23 Thundercloud Place  
Lot 24, Block 02, Section 27 Village of Creekside Park West
- 2. Request for variance for proposed front door that does not meet the Liberty Branch Guidelines.  
Maricris Felicidadario  
18 Burgess Bend Way  
Lot 02, Block 04, Section 33 of Creekside Park
- 3. Consideration and action to reconsider the conditions of approval for the patio cover acted upon by the Development Standards Committee at their meeting of February 22, 2021.  
Daniel Schmulson  
26 Burnished Oaks Court  
Lot 74, Block 02, Section 22 Village of Creekside Park West
- 4. Request for a rehearing for the proposed patio cover acted upon by the Development Standards Committee at their meeting of February 22, 2021.  
Daniel Schmulson  
26 Burnished Oaks Court  
Lot 74, Block 02, Section 22 Village of Creekside Park West
- 5. Consideration and action for a proposed demolition of the home and pool with trees proposed for removal.  
Daniel and Sarah Driggs  
6 Noontide Circle

Lot 04, Block 01, Section 19 Village of Grogan's Mill

6. Consideration and action for a proposed demolition of the home and pool with trees proposed for removal.  
Mary Ross Custom Homes LLC  
55 Hollymead Drive  
Lot 07, Block 02, Section 09 Village of Cochran's Crossing
7. Variance request for the conceptual proposal for a home remodel that would cause the lot to exceed the maximum living area allowed.  
Ray and Natalia Waight  
7 Hedgebell Court  
Lot 20, Block 02, Section 13 Village of Grogan's Mill
8. Variance request for the conceptual proposal for a home and garage remodel that would cause the lot to exceed the maximum living area allowed.  
Steven Charbonneau, Jr.  
14 Coldsprings Ct  
Lot 09, Block 03, Section 60 Village of Grogan's Mill
9. Variance request for the conceptual proposal for a home and pool that would cause the lot to exceed the maximum hard surface area allowed.  
Jeff Paul Custom Homes, Ltd.  
126 S. Timber Top Drive  
Lot 13, Block 01, Section 15 Village of Grogan's Mill
10. Consideration and action to allow amending the Initial Land Use Designation for Grogan's Mill Section 13, to increase the maximum amount of living area allowed, accommodating a proposed attic conversion.  
TD Cox Homes LLC  
18 N. Timber Top Drive  
Lot 62, Block 02, Section 13 Village of Grogan's Mill
11. Variance request for a proposed attic conversion that would cause the lot to exceed the maximum living area allowed, as set by the Initial Land Use Designation.  
TD Cox Homes LLC  
18 N. Timber Top Drive  
Lot 62, Block 02, Section 13 Village of Grogan's Mill
12. Consideration and action to allow amending the Initial Land Use Designation for Cochran's Crossing Section 05, to increase the maximum amount of living area allowed, accommodating proposed room additions and an attic conversion.  
Huber Olea LLC  
79 Quiet Oak Circle  
Lot 46, Block 01, Section 05 Village Cochran's Crossing
13. Variance request for a conceptually proposed first and second story room additions that would exceed the maximum amount of living area allowed and may have an impact on adjacent properties.  
Huber Olea LLC  
79 Quiet Oak Circle  
Lot 46, Block 01, Section 05 Village Cochran's Crossing
14. Variance request for a proposed chimney remodel.

Huber Olea LLC  
79 Quiet Oak Circle  
Lot 46, Block 01, Section 05 Village Cochran's Crossing

15. Variance request for a proposed remodel that includes a room addition that will encroach the 10-foot side setback and a patio cover that will encroach the 40-foot rear and 10-foot side building setback line.  
Coulson Tough  
38 E Palmer Bend  
Lot 09, Block 02, Section 54 Village of Cochran's Crossing
16. Variance request for the construction of a fence that requires the removal of a tree.  
Michael J. Ceaser  
4 Silver Elm Place  
Lot 68, Block 03, Section 01 Village of Cochran's Crossing
17. Variance request to appeal the staff conditions requiring the owner to replant one thirty-gallon native tree for the diseased tree that required removal.  
Terry Boren  
54 Copperknoll Circle  
Lot 35, Block 01, Section 27 Village of Cochran's Crossing
18. Variance request for proposed patio cover with integrated summer kitchen that would encroach into the rear twenty-foot setback.  
Steven Logan  
18 Night Rain Court  
Lot 63, Block 03, Section 29 Village of Panther Creek
19. Variance request for a proposed patio cover with incorporated summer kitchen that will encroach past the forty-foot rear building setback.  
Clint & Elsie Yates  
50 Windhaven Drive  
Lot 44, Block 01, Section 30 Village of Cochran's Crossing
20. Variance request for proposed paving that will exceed the maximum amount of hard surface area allowed and includes existing paving that is in the ten-foot rear easement.  
Roberto Leite  
5 Wandflower Place  
Lot 125, Block 04, Section 04 Village of Cochran's Crossing
21. Variance request for a proposed fence that will not meet the style requirements per the Neighborhood Criteria and will exceed the maximum height allowed.  
John Estrada  
55 Indian Summer Place  
Lot 56, Block 01, Section 29 Village of Cochran's Crossing
22. Variance request for a proposed power generator that will be installed where the top of the unit is greater than six feet above natural grade and will not be screened so it is not visible from ground level from any adjacent street or adjacent tract.  
Andrew and Julie Ramzel  
58 N. Timber Top Drive

- Lot 17, Block 04, Section 13 Village of Grogan's Mill
23. Variance request for a proposed power generator that will encroach more than three feet into the five-foot side yard easement.  
Paul Wellman  
66 Redbud Ridge Pl  
Lot 19, Block 01, Section 54 Village of Grogan's Mill
24. Variance request for a proposed replacement of a pool deck that encroaches the ten-foot rear easement.  
Del Davenport  
12 Falling Star Road  
Lot 06, Block 03, Section 14 Village of Panther Creek
25. Variance request for a proposed play structure that will encroach into the ten-foot rear easement.  
Aida Perez & Joshua Stoma  
184 N. Golden Arrow Circle  
Lot 02, Block 02, Section 12 Village of Cochran's Crossing
26. Variance request for the partially complete rebuild project of a patio cover and second story balcony that was submitted with plans sealed by a civil engineer.  
Pinewood Management Trust  
41 Huntsmans Horn Circle  
Lot 20, Block 01, Section 35 Village of Grogan's Mill
27. Variance request for a portion of the proposed side yard fence that will exceed the maximum height allowed.  
Randall and Jennifer Ward  
11617 Timberwild Street  
Lot 33, Block 01, Section 04 Village of Grogan's Mill
28. Variance request to appeal the conditions of approval of the Cochran's Crossing Residential Design Review Committee to have the facing on the front porch to remain the same.  
Bruce & Janet Damiani  
6 Thistlewood Place  
Lot 88, Block 04, Section 04 Village of Cochran's Crossing
29. Variance request for the existing putting green that encroaches more than five feet into the rear easement.  
Tyler Cott  
18 N. Highland Court  
Lot 18, Block 03, Section 23 Village of Panther Creek
30. Variance request for the existing rear yard patio that causes the lot to exceed the maximum hard surface area allowed.  
Shea Walker  
49 N. Deerfoot Circle  
Lot 11, Block 02, Section 28 Village of Grogan's Mill
31. Consideration and action for a Short-Term Rental application.  
Eric and Constance Renouard  
12 N. White Pebble Court  
Lot 0005, Block 0001, Section 0038 Village of Grogan's Mill

32. Consideration and action for Short-Term Rental application.

Dennis and Diana Astilla

13 Woodhaven Wood Drive

Lot 0004, Block 0005, Section 0028 Village of Grogan's Mill

33. Consideration and action for a Short-Term Rental application.

MaryJane Lawrence

13 Hickorybark Drive

Lot 0022, Block 0008, Section 0005 Village of Panther Creek

34. Consideration and action for a Short-Term Rental application.

Alma Orozco

59 Acorn Cluster Court

Lot 0004, Block 0002, Section 0035 Village of Panther Creek

**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 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, 2020 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 May5<sup>th</sup>, 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: **842 0312 6559**, then enter the pound sign “#” on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email [ADA@thewoodlandstowship-tx.gov](mailto:ADA@thewoodlandstowship-tx.gov) During the May5<sup>th</sup>, 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 May5<sup>th</sup>, 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

