

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
August 4, 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, August 4, 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 August 4, 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 toll free numbers 877 853 5247 or 888 788 0099**

Once you have connected, you will need to enter **Webinar ID: 891 1320 7462** 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 July 7, 2021.**
- IV. Consideration and Action of the items 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 master site plan.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000/Lots 9024, 9046 Block 0051 Section 0999 Village of Research Forest
 - B. Consideration and action for the proposed site demolition plan for building 200.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000/Lots 9024, 9046 Block 0051 Section 0999 Village of Research Forest
 - C. Variance request for proposed building sign for a specific brand offered within the business.
US Regency Alden Bridge LLC / Kroger-Starbucks
8000 Research Forest Drive, Suite 300
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - D. Variance request for two proposed building signs with a height greater than the maximum allowed.
Memorial Hermann Hospital System
9250 Pinecroft Drive

Lot 2900 Block 0350 Section 0000 Village of Research Forest

- E. Variance request for a proposed building sign that includes a colored logo that does not comply with the shopping center criteria.
Indian Springs at Woodlands LTD / Results PT
6777 Woodlands Parkway, Suite 208
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- F. Variance request for two proposed building signs that include a logo that exceeds the maximum height and size allowed, channel letters that are mounted on a backer panel and returns that do not comply with size required in the criteria.
Indian Springs at Woodlands LTD / AFC Urgent Care
6777 Woodlands Parkway, Suite 300
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- G. Consideration and action for the existing CO2 tank and enclosure.
Terramont Retail Partners LLC / Flippin' Pizza
30340 FM 2978, Suite 750
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge
- H. Consideration and action for the proposed modifications to the existing canopy.
Woodlands Religious Community Inc. / Interfaith Child Development Center
5630 Rush Haven Drive
Lot 0004 Block 0592 Section 0060 Village of Indian Springs
- I. Variance request for a proposed monument sign package that contains a logo that is not trademarked, a tagline that is not part of the registered name of the business and address numbers that are not centered or located in the corner closest to the street.
Apple Hill I TIC LLC ETAL / The Park at Research Forest Apartments
8900 Research Park Drive
Lot 0101 Block 0547 Section 0000 Village of Research Forest
- J. Consideration and action for the existing laydown/staging area for the interior remodeling project.
Pine Creek Ranch Apartments / Stone Creek at The Woodlands
3600 College Park Drive
Lot 9407 Block 0388 Section 0067 Village of College Park
- K. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Broford Ltd / Popeye's Chicken
4510 Panther Creek Pines
Lot 0345 Block 00045 Section 0007 Village of Panther Creek

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

- 1. Consideration and action to approve legal action for failure to amend the initial land use designation for an existing home that exceeds the maximum living area allowed
Bradley Finger
9 Greenridge Forest Court

Lot 30, Block 03, Section 14 Village of Panther Creek

2. Variance request for the proposed new home construction that will exceed the maximum hard surface and living area allowed.

Ultimate Homes USA LLC

114 S Timber Top Drive

Lot 07, Block 01, Section 15 Village of Grogan's Mill

3. Variance request for the proposed pool that will exceed the maximum hard surface area allowed.

Ultimate Homes USA LLC

114 S Timber Top Drive

Lot 07, Block 01, Section 15 Village of Grogan's Mill

4. Variance request for the proposed new home construction that will exceed the maximum living area and hard surface allowed.

Ultimate Homes USA LLC

118 S Timber Top Drive

Lot 09, Block 01, Section 15 Village of Grogan's Mill

5. Consideration and action for the conceptually proposed new home construction.

Anthony and Leslie Colombo

2601 S Wildwind Circle

Lot 01, Block 09, Section 01 Village of Grogan's Mill

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

Lakshmi Singh

43 N Longspur Drive

Lot 08, Block 04, Section 45 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.

Amanda Drake

1001 E. Red Cedar Circle

Lot 01, Block 02, Section 10 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.

Billy G. Parker, Jr

3 Spotted Deer Drive

Lot 01, Block 18, Section 01 Village of Indian Springs

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

Rk Cook Revocable Living Trust

38 West Misty Morning Trace

Lot 08, Block 02, Section 31 Village of Panther Creek

10. Variance request for a proposed garage conversion and room addition will exceed the maximum living area allowed per Development Criteria for Section 59 of Alden Bridge. Additionally, the room addition will not respect the 20 foot setback for the rear of the dwelling.
Deborah Lee Rand
26 Beech Bark Place
Lot 07 Block 02 Section 59 Village of Alden Bridge
11. Request for variance for a proposed patio cover with summer kitchen that does not respect the 25 foot rear setback and exceeds the maximum hard surface area for the lot.
Michael Glickert
51 South Taylor Point Drive
Lot 35 Block 03 Section 13 Village of Alden Bridge
12. Request for variance for a proposed patio cover that does not respect the 20 foot rear setback.
Mark O'Brien
87 Valera Ridge Drive
Lot 01, Block 01, Section 31 Village of Creekside Park
13. Request for variance for a proposed patio cover with incorporated fireplace and summer kitchen that does not respect the 40 foot rear setback.
Brent J Honeyman
26 Meadow Brook Place
Lot 16 Block 01 Section 12 Village of Alden Bridge
14. Request for variance for a proposed patio cover with summer kitchen & fireplace that will not respect the 20 foot rear setback.
Peter Bublewicz
2 Filigree Pines Place
Lot 36, Block 01, Section 07 Village of Sterling Ridge
15. Request for variance for patio cover with summer kitchen that does not respect the 20 foot rear setback.
Richard Sullivan
90 West Mirror Ridge Circle
Lot 04, Block 01, Section 18 Village of Indian Springs (TWA)
16. Request for variance for a proposed fence that will exceed the maximum height allowed.
Julio C Villarreal
6 Bark Bend Place
Lot 18 Block 01, Section 16 Village of College Park at Harper's Landing
17. Request for variance for a proposed fence that will exceed the maximum height allowed.
Joseph LeBlanc
43 Lenox Hill Court
Lot 45, Block 01, Section 20 Village of Indian Springs (TWA)
18. Request for variance for an existing shed that will exceed the maximum allowed height.
John D Drake
42 East Whistlers Bend Circle
Lot 30 Block 01 Section 81 Village of Alden Bridge
19. Request for variance for existing swimming pool decking that does not respect the side five foot easement.
Christopher D. Allen

131 South Merryweather Circle
Lot 67 Block 01 Section 82 Village of Alden Bridge

20. Request for variance for an existing arbor/trellis that does not respect the side five foot easement.
Haig and Hien Papaian Trust
15 Crabtree Court
Lot 22, Block 1, Section 73 Village of Sterling Ridge
21. Request for approval of a Home Business – Scientific Research
Geoffrey J Germann
146 Maple Path Place
Lot 03 Block 02 Section 37 Village of Alden Bridge
22. Request for approval of a Home Business – Custom Clothing
Thomas and Elaine Noto
87 S. Bimini Twist Circle
Lot 13, Block 02, Section 31 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.
Nasim & Delana G Ahmad
7 Skipwith Place
Lot 10, Block 1, Section 15 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.
Sernyik R Chee & Katherina Santoso
30 Pintuck Place
Lot 57, Block 1, Section 12 Village of Creekside Park
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Nestor Diaz
19 Tranquil Glade Place
Lot 4, Block 3, Section 9 Village of Indian Springs (TWA)
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Donald T & Paige R Groen
263 North Maple Glade Circle
Lot 22, Block 1, Section 38 Village of Alden Bridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
NES Realty LLC
16 Clearview Terrace Place
Lot 14, Block 1, Section 42 Village of Creekside Park West
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Charles Jr & Marci E Resch
11 Opaline Place

Lot 8, Block 2, Section 58 Village of Alden Bridge

29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jorge Arturo Valdes Reynoso
30 Mohawk Path Place
Lot 89, Block 1, Section 6 Village of Creekside Park
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Elisa M Salinas
26 Long Springs Place
Lot 21, Block 3, Section 34 Village of Alden Bridge
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Adam T & Bertha E Tilghman
180 South Hollylaurel Circle
Lot 1, Block 1, Section 16 Village of Alden Bridge
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Clifford D & Britney E Newell
14 Cypress Lake Place
Lot 5, Block 1, Section 22 Village of Alden Bridge
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Hari & Sunita Jinaga
59 Bryce Branch Circle
Lot 16, Block 2, Section 34 Village of Sterling Ridge
34. Request for extension of time for the DSC decision to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jean R Mann
63 West New Avery Place
Lot 74, Block 1, Section 26 Village of Alden Bridge
35. Request for variance for a proposed patio cover with summer kitchen that does not respect the 25 foot rear setback.
Ottis Glen & Laurie Bengé Rev Trust
86 East Slatestone Circle
Lot 15 Block 02 Section 50 Village of Alden Bridge
36. Request for variance for a proposed patio cover with summer kitchen & fireplace that does not respect the 25 foot rear setback. Additionally, plans are sealed by Civil Engineer instead of Structural Engineer.
Zeeshan A Sheikh
63 Player Vista Place
Lot 29, Block 01, Section 84 Village of Sterling Ridge
37. Variance request for a proposed patio cover will encroach upon the 10' rear yard easements of the lot. In addition, patio cover will extend beyond the 15' setback for the rear of the lot.

Guy Larsen
15 Acacia Park Place
Lot 17 Block 04 Section 28 Village of Alden Bridge

38. Request for approval of a proposed Little Free Library to be installed in the Streets-Rights-Of-Way cul de-sac island on Sun loft Court.

John Keefe
36 Sun Loft Court
Lot 04 Block 03 Section 05 Village of Alden Bridge

39. Request for an appeal of planting conditions for tree removals.

Rafael Urdaneta Pereda
79 West Jagged Ridge Circle
Lot 06, Block 08, Section 14 Village of Creekside Park

40. Request for variance for tree removals that do not meet the Standards.

Michael Wall
14 Sawbridge Circle
Lot 04, Block 01, Section 29 Village of Creekside Park

IX. Consideration and discussion of a failure to apply.

**US Regency Alden Bridge LLC / Regency Centers / Walgreens
8000 Research Forest Drive, Suite 100
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge**

- X. Consideration and action to approve civil engineer Larry Deavers, #74428 Professional Licensed Engineer, 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 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.**

XII. Member Comments

XIII. Staff Reports

XIV. 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 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 Committee'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.

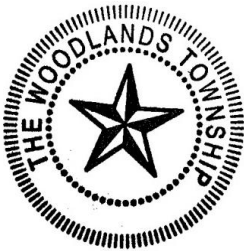
Additional notes for those wishing to call in for Public Comment:

- 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.thewoodlandstowship-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 **August 4, 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: **891 1320 7462** then enter the pound sign “#” on your telephone keypad. During the August 4, 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 # **891 1320 7462**. 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 August 4, 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

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