

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
March 17, 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 17, 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.thewoodlandstownship-tx.gov/778/Meeting-Videos>. Click on "Watch Virtual Public Meetings".

To call in to the March 17, 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: 854 6754 2306** 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 February 22, 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 action for the proposed storefront modifications and exterior modifications.**
IMI MSW LLC / Mastro's Ocean Club
9595 Six Pines Drive, Suite 100
Lot 7112 Block 0599 Section 0999 Village of Town Center
 - B. 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
 - C. Consideration and action for a building sign and variance request for a blade sign that does not comply with the shopping center criteria due to the inclusion of a logo and alternate font.**
Regency Centers LP / Cost Cutters
4747 Research Forest Drive, Suite 435
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

- D. Variance request for the proposed replacement of a monument sign that will not match the existing second monument sign or the 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. Consideration and action for the proposed storefront modifications and display of a temporary banner.
Dayton Hudson Corp / Target
1100 Lake Woodlands Drive
Lot 0590 Block 0590 Section 0999 Village of Town Center
- F. Variance request for the proposed monument sign that includes a logo that is not trademarked and a logo that exceeds the maximum size allowed.
Gavi Timberloch LLC
2204 Timberloch Place
Lot 0262 Block 0547 Section 0006 Village of Town Center
- G. Variance request for the proposed monument sign that includes a logo that is not trademarked.
Gavi Timberloch LLC
2203 Timberloch Place
Lot 0261 Block 0547 Section 0006 Village of Town Center
- H. Variance request for the proposed monument sign that includes logos that are not trademarked and one that exceeds the maximum size allowed.
Gavi Timberloch LLC
2202 Timberloch Place
Lot 0300 Block 0547 Section 0006 Village of Town Center
- I. Variance request for the proposed monument sign that includes a logo that is not trademarked and exceeds the maximum size allowed.
Gavi Timberloch LLC
2201 Timberloch Place
Lot 0260 Block 0547 Section 0006 Village of Town Center
- J. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Grogan's Mill Retail Center GP LLC
2250 Buckthorne Place, 7 Switchbud Place, 2230 Buckthorne Place
Lots 0850, 0840, 0410 Block 0547, Section 0006 Village of Grogan's Mill
- K. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
7606 Zaclentz Parkway GP, LLC / Dairy Queen
2300 Buckthorne Place
Lot 0700, Block 0547, Section 0006 Village of Grogan's Mill
- L. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Research Forest Drive LP

3000 Research Forest Drive
Lot 9381 Block0547 Section 0999 Village of Research Forest

- M. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Spirit of Texas Bank SSB
16610 Interstate 45 S
Lot 9047 Block 0390 Section 2000 Village of College Park

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

1. Consideration and action regarding a request to appeal the previously approved studio addition at 24 East Sunlit Forest Drive that was approved by the Residential Design Review Committee. Request to appeal is by the affected neighbor Loretto Thoroughman at 28 East Sunlit Forest Drive.
James Weyand
24 East Sunlit Forest Drive
Lot 02, Block 01, Section 22 Village of Panther Creek
2. Variance request for an existing patio cover that did not include a complete application, did not select a Qualified Inspector and does not include the required elevation drawings.
Craig Rickard
182 E. Pathfinders Circle
Lot 58, Block 07, Section 01 Village of Cochran's Crossing
3. Variance request for an existing pergola that was not found to be compatible with the home and neighborhood and may cause impact on adjacent properties, when it was acted upon by the Residential Design Review Committee.
Craig Rickard
182 E. Pathfinders Circle
Lot 58, Block 07, Section 01 Village of Cochran's Crossing
4. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Ida Jennifer Czerny
1110 E Red Cedar Circle
Lot 11, Block 01, Section 10 Village of Grogan's Mill
5. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Eric J Reed
9 N White Pebble Court
Lot 04, Block 01, Section 38 Village of Grogan's Mill
6. Variance request for proposed patio cover that will not respect the rear 25 foot setback.
Barnabas Fote
50 North Shimmering Aspen Circle
Lot 5, Block 02, Section 19 Village of Creekside Park
7. Variance request for a proposed patio cover and paving that will exceed the maximum percent coverage of hard surface area allowed on the lot. Additionally, a proposed fence will not be set back a minimum of three feet from front façade of the garage.

Mark L Yniguez
15 Bluff Creek Court
Lot 73 Block 01 Section 04 Village of Alden Bridge

8. Variance request for a proposed batting cage that does not respect the 15 foot setback for the rear of the dwelling and may have an adverse impact to neighboring lots.
Samuel E Herod II
22 Weeping Spruce Court
Lot 05 Block 01 Section 84 Village of Alden Bridge
9. Request for variance for proposed driveway widening that exceeds the maximum width allowed and encroaches the 5' side easement.
Raul Mendoza
23 Indigo Bunting Place
Lot 50, Block 01, Section 13 Village of Creekside Park
10. Request for approval for a Short-Term Rental.
CEIL Group LP
Guarda Y Custodia CC Investments LLC
38 West Cove View Trail
Lot 28, Block 01, Section 06 Village of Creekside Park
11. Request for approval for a Short-Term Rental.
Gapamadi LLC
23 Forest Ravine Drive
The Woodlands, Texas 77375
Lot 05, Block 01, Section 33 Village of Creekside Park
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Allison Hulett
6 Ivy Garden Street
Lot 2, Block 3, Section 35 Village of Alden Bridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
German Vega & Georgina N Gonzalez
10 Orion Star Court
Lot 19, Block 1, Section 30 Village of Sterling Ridge
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gary D Woo & Huong Kim Thi Nguyen
114 North Heritage Mill Circle
Lot 6, Block 1, Section 4 Village of Creekside Park West
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Alicia Zeringue
18 Winter Thicket Place
Lot 32, Block 1, Section 28 Village of Creekside Park West

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Talha R & Nadia K Ashraf
11 Strawberry Canyon Place
Lot 3, Block 1, Section 16 Village of Sterling Ridge
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Steen L & Rachel A Eriksen
22 Heron Hollow Court
Lot 23, Block 2, Section 13 Village of Sterling Ridge
18. Consideration and action regarding the conditions set forth by the Development Standards Committee at their meeting of February 3, 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
19. Variance request for a swimming pool that exceeds the maximum water surface area allowed.
Edwin Reyes
19 Lufberry Place
Lot 37, Block 01, Section 12 Village of Creekside Park West
20. Variance request for a swimming pool that exceeds the maximum water surface area allowed.
David Fulford
90 North Pinto Point Circle
Lot 61 Block 01 Section 12 Village of Creekside Park
21. 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
22. Variance request for a proposed patio cover that will not respect the rear 20 foot setback and the exterior material may not be architecturally compatible.
Floyd Broussard
67 South Fremont Ridge Loop
Lot 03, Block 02, Section 23 Village of Creekside Park
23. Request for variance for a proposed patio cover with summer kitchen that exceeds the maximum hard surface area allowed and does not respect the 25' rear setback. Additionally, a proposed driveway widening exceeds the maximum hard surface area allowed.
Clayton Wene
11 Lenox Hill Drive
Lot 37, Block 01, Section 20 Village of IS(TWA)
24. Variance request for existing bollard structures that are not allowable structures in the Street Right of Way.
Gene E Walker
26 Mulberry Glen Street
Lot 01 Block 01 Section 28 Village of Alden Bridge

- IX. **Consideration and action for proposed temporary signage in Street Rights of Way regarding notification of utility projects in various neighborhoods of The Woodlands Township.**
- X. **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.**
- XI. **Member Comments**
- XII. **Staff Reports**
- XIII. **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.

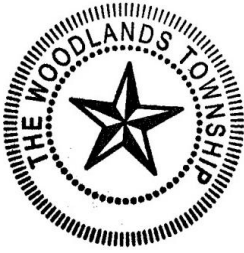
Additional notes for those wishing to call in for Public Comment:

- 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.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 **March 17, 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: 854 6754 2306 then enter the pound sign “#” on your telephone keypad. During the March 17, 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 # **854 6754 2306**. 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 17, 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, reading "Nishita B. Bero".

Covenant Administration Manager
For The Woodlands Township

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