

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
June 2, 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, June 2, 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 June 2, 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: 833 5342 4230** 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 May 5 and May 19, 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 parking lot sign.
Northex LLC / Terramont II
9950 Woodlands Parkway
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge
 - B. Consideration and action for the proposed parking lot sign.
Green Set LLC Series K / Panther Creek Professional Plaza
4810 W. Panther Creek Drive
Lot 0330 Block 0045 Section 0040 Village of Panther Creek
 - C. Consideration and action for the proposed parking lot sign.
Alden Heights Place LLC / Panther Creek Professional Plaza II
4840 W. Panther Creek Drive
Lot 0310 Block 0045 Section 0040 Village of Panther Creek

- D. Variance request for a proposed building sign that exceeds the maximum height and number of lines of copy allowed, does not comply with shopping center criteria for return size and includes a business clarifier that is not part of the registered name of the business.
KM Marcel Crossing II, LLC / DreamMaker Bath & Kitchen
8000 McBeth Way, Suite 180
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- E. Consideration and action for the proposed dumpster enclosure that encroaches in a pipeline easement.
CH Retail Fund II Houston Lake Woodlands LP
1640 Lake Woodlands Drive
Lot 4600 Block 0599 Section 0999 Village of Town Center
- F. Variance request for proposed monument panel advertising a service rather than a business name.
IMI Market Street LLC / H-E-B
9595 Six Pines Drive
Lot 0260 Block 0547 Section 0999 Village of Town Center
- G. Consideration and action for the building entrance remodeling including improving drainage, landscaping, and the addition of covered walkway with lighting.
JD Warmack Woodlands LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest

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

- 1. Consideration and action for a short-term rental application.
Marcos A. Romasanta
6 Amber Fire Place
Lot 02, Block 02, Section 0019 Village of Cochran's Crossing
- 2. Consideration and action for a short-term rental application.
Sulbha Shelare
19 Sawmill Grove Lane
Lot 0A19, Block 103, Section 0041 Village of Grogan's Mill
- 3. Request for approval for a Short-Term Rental.
Mark Schneider
15 North Rock Point Circle
Lot 30, Block 02, Section 05 Village of Creekside Park
- 4. Request for approval for a Short-Term Rental.
Rodolfo Mancado
3 North Spinning Wheel Drive
Lot 01, Block 01, Section 56 Village of Sterling Ridge
- 5. Request for a variance for the existing trellis does not respect the five foot side easement and exceeds the maximum height allowed.
Zachary Yeglin
42 Shallowford Place
Lot 17, Block 01, Section 11 Village of Creekside Park West

6. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Svetlana B Barnes
6 Emery Mill Place
Lot 37, Block 2, Section 86 Village of Alden Bridge
7. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Thomas Robert III & Margaret L Doyle
35 Classic Oaks Place
Lot 26, Block 1, Section 7 Village of Alden Bridge
8. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Julio C Fernandez
74 North Misty Canyon Place
Lot 71, Block 2, Section 4 Village of Harper's Landing at College Park
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Johnathan M & Jesselynn Kerr
6 Windsinger Court
Lot 8, Block 4, Section 2 Village of Creekside Park West
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Cade C & Teresa R Lutz
3 Webb Creek Place
Lot 1, Block 1, Section 46 Village of Alden Bridge
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Carolyn Polito
2 Log House Court
Lot 24, Block 1, Section 22 Village of Creekside Park West
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Arthuro B Romero & Mariana M Andere
3 Vincent Court
Lot 10, Block 3, Section 21 Village of Sterling Ridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Randolph & Anni L Tudor
30 Nila Grove Court
Lot 64, Block 2, Section 3 Village of Harper's Landing at College Park
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

VOJA LLC
134 South Bluff Creek Circle
Lot 35, Block 2, Section 73 Village of Alden Bridge

15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
David A Wallace
19 Leaf Spring Place
Lot 35, Block 3, Section 10 Village of Alden Bridge
16. Request for variance for existing trampoline that does not respect the rear ten foot easement.
Jorge Enrique Abud Shedd
78 Botanical Vista Drive
Lot 09, Block 01, Section 32 Village of Creekside Park West
17. Consideration and action regarding the conditions set forth by the Development Standards Committee at their meeting of May 5, 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
18. Request for approval of a Home Business – Hair Salon
Aida Picone
10 Camber Pine Place
Lot 14 Block 01 Section 61 Village of Alden Bridge
19. Consideration and action to appeal the Residential Design Review Committee decision to Table a proposed detached structure that does not respect the rear 15 foot setback
Andrew Edmondson
31 Lively Oaks Place
Lot 21 Block 01 Section 10 Village of Alden Bridge
20. Request for variance for the existing pergola that has a plate height that does not replicate within 12 Inches the first floor plate height of the dwelling.
Todd Brooks
22 Witherbee Place
Lot 10, Block 01, Section 05 Village of Creekside Park West

- IX. **Consideration and action regarding The Woodlands Residential Development Standards concerning the maximum allowed driveway width.**
- X. **Consideration and action to approve civil engineer Richard Tomlinson, Professional Licensed Engineer 77704, 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 to approve civil engineer, Navarathinarajah Sivaruban, Professional Licensed Engineer [116051](#), 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.**
- XII. **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.

XIII. Member Comments

XIV. Staff Reports

XV. 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**
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Once you have connected, you will need to enter Webinar ID: 833 5342 4230 then enter the pound sign "#" on your telephone keypad.

During the June 2, 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 # **833 5342 4230**. 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 numbers are active only for the June 2, 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 "Neslihan B. Ero".

Covenant Administration Manager
For The Woodlands Township

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