

## NOTICE OF PUBLIC MEETING

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

**Development Standards Committee  
July 21<sup>st</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, July 21<sup>st</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.thewoodlandstownship-tx.gov/778/Meeting-Videos> Once selected go to “Watch Virtual Public Meetings”

To call in to the July 21<sup>st</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: 843 5824 2484**, 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 June 16<sup>th</sup>, 2021.**
- IV. Consideration and Action of 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 Items, Applications and Covenant Violations.**
  - A. Variance request for the proposed rebranding package that includes a monument sign and exterior renovations. Monument sign has a logo that exceeds the maximum size allowed, gas pump signage includes a tagline.  
Skipper Beverage Co Inc. / Circle K  
1480 Sawdust Road  
Lot 0350 Block 0599 Section 0006 Village of Grogan’s Mill
  - B. Variance request for an existing handmade sign noting the exit door.  
GRI Woodlands Crossing LLC / Trader Joe’s  
10868 Kuykendahl Road, Suite A  
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
  - C. Consideration and action for the existing CO<sub>2</sub> tank and enclosure.  
Terramont Retail Partners LLC / Flippin’ Pizza  
30340 FM 2978, Suite 750  
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge

- D. 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
- E. Consideration and action for the proposed modifications to the existing rooftop exhaust system.  
St. Luke's Health Network / CHI St. Luke's Health Woodlands Hospital  
17200 St. Luke's Way  
Lot 7700 Block 0555 Section 0999 Village of College Park
- F. Consideration and action for the existing liquid bleach tank enclosure and secondary existing storage enclosure.  
Terramont Retail Partners LLC / Pinch A Penny  
30340 FM 2978, Suite 740  
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge
- G. Consideration and action to amend the criteria regarding sign face background color for building signs.  
AF4 Woodlands LLC  
9391 Grogan's Mill Road  
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- H. Variance request for the proposed final plans for the building addition and relocation of the playground that includes plantings that are not on the approved plant list.  
Northway Church of the Woodlands  
8200 Northway Drive  
Lot 0300 Block 0490 Section 0047 Village of Alden Bridge
- I. Variance request for the proposed installation of two banners that do not match the registered name of the business, include a phone number, and exceed the maximum number of signs and size allowed.  
Terramont Retail Partners LLC / Torched Krav Maga  
30340 FM 2978, Suite 100  
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge

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

- 1. Consideration and action for a Short-Term Rental application.  
Michael and Therese Dixon  
111 Summer Storm Place  
Lot 75, Block 02, Section 32 Village of Cochran's Crossing
- 2. Request for variance for proposed swimming pool that does not respect the rear ten foot easement.  
Enrique Heredia  
42 Blairs Way  
Lot 04, Block 01, Section 23 Village of Creekside Park West
- 3. Consideration and action regarding the request for rehearing by 22 Scarlet Sage Place, regarding the previously approved new construction at 99 E. Shadowpoint Circle approved by the Development Standards Committee.  
Brock A. Anderson (owner of improvement)

99 E. Shadowpoint Circle  
Lot 27, Block 05, Section 08 Village of Cochran's Crossing  
Rear Neighbor-Lou Esposito (requestor)  
22 Scarlet Sage Place  
Lot 08, Block 05, Section 08 Village of Cochran's Crossing

4. Consideration and action of a request by the neighbor at 23 Smokerise Place to appeal the approval of an attached patio cover at 27 Smokerise Place.  
Lloyd & Kathryn Larkworthy (owner of improvement)  
27 Smokerise Place  
Lot 10, Block 06, Section 06 Village of Cochran's Crossing  
Helen Wren (requestor)  
23 Smokerise Place  
Lot 11, Block 6, Section 06 Village of Cochran's Crossing
5. Variance request for the proposed sports court that will cause the property to exceed the limit of one per lot and includes the removal of two trees.  
Alex Rovirosa  
47 N Longspur Drive  
Lots 9&10, Block 04, Section 45 Village of Grogan's Mill
6. Variance request to appeal a condition of approval by the Cochran's Crossing Residential Design Review Committee requiring the removal of the unapproved roofing material from an existing patio cover and requiring installation of an approved roofing material.  
Cynthia Rovira  
76 E Stony End Place  
Lot 20, Block 02, Section 31 Village of Cochran's Crossing
7. Variance request for a proposed side yard fence that will not meet the style requirements per the Development Criteria for the lot.  
Brett & Mary Ryberg  
54 Quail Rock Place  
Lot 04, Block 01, Section 58 Village of Cochran's Crossing
8. Consideration and Action regarding revisions to the plans for the home addition, patio cover, summer kitchen and related improvements previously approved by the Development Standards Committee on December 16,2020.  
Kevin R Hermis  
35 Wood Cove Drive  
Lot 17, Block 01, Section 24 Village of Panther Creek
9. Variance request for a proposed driveway widening that would exceed the maximum width allowed.  
Jon Andrews  
2833 S Logrun Circle  
Lot 30, Block 02, Section 02 Village of Grogan's Mill
10. Consideration and action for the proposed home and pool demolition.  
Home Expo Showcase, LLC  
114 S Timber Top Drive  
Lot 07, Block 01, Section 15 Village of Grogan's Mill

11. Variance request for a proposed detached patio cover and incorporated summer kitchen that will encroach the rear forty foot and side seven foot building setback per the Neighborhood Criteria for the lot and may impact adjacent properties and golf course.  
Charles Winterton  
331 S Silvershire Circle  
Lot 32, Block 02, Section 43 Village of Cochran's Crossing
12. Variance request for a proposed arbor that may pose an impact to adjacent properties and the golf course.  
Charles Winterton  
331 S Silvershire Circle  
Lot 32, Block 02, Section 43 Village of Cochran's Crossing
13. The proposed concept new home and patio cover will be located beyond the rear setback and the proposed staircase will be located beyond the side setback and the proposed new home will cause the lot to exceed the maximum living area per the Neighborhood Criteria for the lot.  
Daniel and Sarah Driggs  
6 Noontide Circle  
Lot 04, Block 01, Section 19 Village of Grogan's Mill
14. Consideration and action for a Short-Term Rental Renewal application.  
Rhonda Smith  
1502 E. Red Cedar Circle  
Lot 39, Block 01, Section 10 Village of Grogan's Mill
15. Consideration and action for a Short-Term Rental Renewal application.  
Antonio Orozco  
5 Sandlily Court  
Lot 03, Block 01, Section 13 Village of Grogan's Mill
16. Variance request for the proposed garage and home addition that will exceed the maximum living area allowed according to the Neighborhood Criteria.  
Troy and Jo Anne Johnson Revocable Trust  
85 Huntsmans Horn Circle  
Lot 38, Block 01, Section 35 Village of Grogan's Mill
17. Variance request for a proposed patio cover and incorporated summer kitchen that will encroach past the twenty foot rear setback line.  
Sue Ellen Rauch  
35 E Coldbrook Circle  
Lot 23, Block 03, Section 25 Village of Cochran's Crossing
18. Variance request for a proposed patio cover that will encroach past the rear twenty-foot setback and include a laminate panel roof material that may not be architecturally compatible with the home.  
Carol and Joseph Bunton  
54 S Indian Sage Circle  
Lot 34, Block 03, Section 12 Village of Cochran's Crossing
19. Variance request for a proposed patio cover that would encroach the rear twenty-foot dwelling setback.

Scott LeFavour  
27 Spotted Fawn Court  
Lot 18, Block 03, Section 31 Village of Panther Creek

20. Variance request for the proposed swimming pool remodel with additional paving that exceeds the maximum hard surface area allowed.

John Delaney  
43 West Rock Wing Place  
Lot 07, Block 01, Section 32 Village of Panther Creek

21. Variance request for the proposed pergola with related deck that encroaches into the common open space and would cause the lot to exceed the maximum hard surface area allowed.

Kathleen Romoff  
11 Sawmill Grove Court  
Lot C11, Block 102, Section 41 Village of Grogan's Mill

22. Variance request for the existing driveway widening that exceeds the maximum width allowed and also encroaches into the ten-foot side sewer easement.

Miguel Espinoza  
34 Thorn Berry Place  
Lot 18, Block 01, Section 04 Village of Indian Springs

23. Variance request for two existing patios that exceed the maximum hard surface area allowed and encroach the ten-foot rear and five-foot side easements.

Elizabeth Haldane  
7 Cape Chestnut Drive  
Lot 04, Block 02, Section 06 Village of Panther Creek

24. Consideration and action to pursue amending the Neighborhood Criteria to allow eight-foot fencing on properties adjacent to Interfaith Way.

Village of Panther Creek  
Sections 10, 11 and 18

**IX. Request by the owners Michael and Meril Markley of 10903 Loggers Lucks Place, to review a new PVC product made by Bufftech as an approvable fence material.**

**X. Consideration and action regarding a request by a homeowner to amend the Neighborhood Criteria for section 48 of the Village of Cochran's Crossing restricting the driveway material to pebble stone only. Section 48 Village of Cochran's Crossing**

**XI. 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.**

**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 Township began using videoconferencing for their March 3rd, 2020 meeting. 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.thewoodlandtownship-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.**

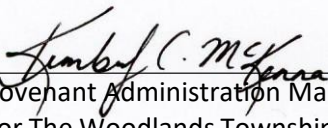
To call in to the July 21<sup>st</sup>, 2021, 2021, Development Standards Committee meeting to provide public comment, you may call any of the numbers listed below. For the best quality audio, it is recommended to use one of the local numbers:

- (346) 248-7799 or
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- (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: **843 5824 2484**, 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 **July 21<sup>st</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 **July 21<sup>st</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

