

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
June 3, 2020 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 3, 2020, 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>, for the following purposes:

- I. Welcome/Call Meeting to Order.**
- II. Consideration and action regarding the minutes of the meeting May 6, 2020.**
- III. Public Comments *See Guidelines (listed below)**
- IV. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.**
- V. Consideration and action regarding the delegation of authority in accordance with the Covenants, Restrictions, Easements, Charges and Liens in The Woodlands during the Coronavirus (COVID-19) Pandemic.**
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.**
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Receive, consider and review the status report by Innospec.
Dirk Laukien / Innospec Oilfield Services
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
 - B. Consideration and action to allow some parking lot and building lighting to be activated during hours that are not in accordance with the designated hours as stated in the Memorandum of Agreement.
Diocese of Galveston/ St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
 - C. Variance request for a color change that does not comply with the shopping center criteria.
CSHV Woodlands LP / Bed Bath & Beyond
1560 Lake Woodlands Drive
Lot 7175 Block 0599 Section 0999 Village of Town Center
 - D. Consideration and action for the patio modifications to include furniture, clay planters and the replacement of the metal awning.
24 Waterway LLC / Baja Cantina
24 Waterway Avenue
Lot 2640 Block 0599 Section 0999 Village of Town Center

- E. Variance request for the proposed exterior lighting that exceeds the maximum foot candle levels allowed at the property line.
Lowe's Home Centers Inc. / Lowe's of The Woodlands
3052 College Park Drive
Lot 9019 Block 0555 Section 0999 Village of College Park

- F. Variance request for the existing exterior lighting that exceeds the maximum foot candle levels allowed at the property line.
Deer Park 1996 Partnership
8701 New Trails Drive
Lot 0230 Block 0547 Section 0999 Village of Research Forest

- G. Variance request for the proposed exterior lighting that exceeds the maximum foot candle levels allowed at the property line.
Deer Park 1996 Partnership
3200 Research Forest Drive
Lot 0220 Block 0547 Section 0999 Village of Research Forest

- H. Consideration and action for the proposed parking lot lighting upgrade.
Christ Church United Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing

- I. Variance request for the existing exterior lighting that exceeds the maximum foot candle levels allowed at the property line.
The Woodlands Christian Church
1202 N. Millbend Drive
Lot 0230 Block 0599 Section 0036 Village of Grogan's Mill

- J. Variance request for the conceptually proposed monument signs, which exceeds the number of monument signs allowed and includes a modification to the existing monument sign tenant panels.
Northex LLC
9950 Woodlands Parkway
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge

- K. Consideration and action for the proposed carport structure.
8665 New Trails Drive LLC
8665 New Trails Drive
Lot 0235 Block 0547 Section 0999 Village of Research Forest

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

1. Variance request for the proposed conceptual plans that include additions to the home, a garage conversion and remodeling.
Terrance Swonke
6 Raintree Crossing Drive
Lot 002, Block 03, Section 08 Village of Cochran's Crossing
2. Variance request for the proposed conceptual plans that include a newly constructed garage addition that will not include living area and therefore would not meet the minimum amount of Living Area allowed.
Terrance Swonke
10 Raintree Crossing Drive
Lot 001, Block 03, Section 08 Village of Cochran's Crossing
3. Consideration and Action to pursue amending the Initial Land Use Designation to allow an increase to the maximum amount of living area allowed.
Leonard Fruci
75 Huntsmans Horn
Lot 35, Block 01, Section 35 Village of Grogan's Mill
4. Variance request for the proposed room addition that would exceed the maximum living area allowed.
Leonard Fruci
75 Huntsmans Horn
Lot 35, Block 01, Section 35 Village of Grogan's Mill
5. Variance request for a proposed cricket court that would encroach into the forty-foot rear yard building setback.
Duncan C Connolly
44 Waterford Lake
Lot 29, Block 01, Section 44 Village of Cochran's Crossing
6. Variance request for the proposed detached building that will exceed the maximum height allowed.
James Dickerson
231 Angel Leaf Road
Lot 04, Block 04, Section 63 Village of Grogan's Mill
7. Variance request for the proposed patio cover submitted without the required sealed drawings and is located beyond the twenty-five-foot rear building setback.
Andrew Huber
19 Watertree Drive
Lot 15, Block 01, Section 48 Village of Grogan's Mill
8. Variance request for the partially completed room addition that exceeds the maximum hard surface area allowed.
Todd and Jodi Stowell
12 Box Turtle Court
Lot 06, Block 01, Section 32 Village of Grogan's Mill
9. Variance request for the proposed tree removal.
H. Wayne White
2811 Crossvine Circle
Lot 23, Block 05, Section 06 Village of Grogan's Mill

10. Variance request for the proposed tree removal.
Michael Mechaley
49 Huntsmans Horn Circle
Lot 23, Block 01, Section 35 Village of Grogan's Mill
11. Variance request for proposed tree removal.
Richard Thomas
22 Dunlin Meadow Drive
Lot 12, Block 01, Section 18 Village of Panther Creek
12. Variance request for proposed fence that would exceed maximum height allowed.
Richard Thomas
22 Dunlin Meadow Drive
Lot 12, Block 01, Section 18 Village of Panther Creek
13. Variance request for existing color change that is not consistent with neighborhood's existing character.
Ada Araujo
29 North Wavy Oak Circle
Lot 13, Block 09, Section 07 Village of Panther Creek
14. Variance request for proposed swimming pool and related fire pit that will exceed the maximum amount of hard surface area allowed.
Scott M Peterson
94 W Wedgemere Cir
Lot 29, Block 01, Section 11 Village of Cochran's Crossing
15. Variance request for an existing patio cover with additional paving that exceeds the maximum amount of hard surface area allowed.
Howard & Cindy Depoy
35 Gate Hill Drive
Lot 01, Block 20, Section 01 Village of Indian Springs
16. Variance request for patio cover with screened enclosure that would encroach into the twenty-five-foot rear setback line and exceed the maximum amount of hard surface area allowed.
Ramon Viada & Stefanie Strayer
17 Swallow Tail Court
Lot 28, Block 06, Section 28 Village of Panther Creek
17. Variance request for proposed patio cover that would encroach into the forty-foot rear setback.
Gerhard W Hill Jr
35 Harbor Cove Drive
Lot 20, Block 03, Section 24 Village of Panther Creek
18. Variance request for the proposed fence/privacy structure is not an approved fence style and may not be architecturally compatible with other homes in the area.
John Mutschink and Kelly Watson
12 Moonvine Court
Lot 07, Block 01, Section 27 Village of Grogan's Mill

19. Variance request for proposed tree removal that does not meet the criteria for removal.
 Jeannette R Montemayor
 35 Rockridge Drive
 Lot 03, Block 04, Section 01 Village of Indian Springs

20. Variance request for a proposed seven-foot J style fence that would not be the style required and would exceed the maximum height allowed by the Neighborhood Criteria.
 Clay B McGovern
 103 N Sunny Slope Circle
 Lot 04, Block 01, Section 32, Village of Cochran’s Crossing

21. Variance request for existing fence that was built with the construction side facing outward from the lot and the left gate is not setback at least three feet from the front façade of the dwelling.
 YAMASA CO LTD
 139 West White Willow Circle
 Lot 27, Block 02, Section 03 Village of Panther Creek

22. Variance request for existing shed that exceeds the maximum height allowed and encroaches past the 10’ rear and 5’ side easements.
 Vladimir Paderin
 43 Rockridge Drive
 Lot 01, Block 04, Section 01 Village of Indian Springs

23. Variance request for existing garden with wire mesh covering that is not architecturally compatible with the neighborhood.
 Matthew Park Braud
 11 Mayfair Grove Court
 Lot 19, Block 02, Section 10 Village of Panther Creek

IX. Member Comments

X. Staff Reports

XI. 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.
- Speakers will be taken in the order in which they call in.
- 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, and you will be called upon in the order in which your call was received during the “public comments” agenda item. If you are calling for a specific agenda item, we will request what item you are present for; and placed in the 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>.

To call in to the June 3, 2020 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
- (669) 900-6833
- (253) 215-8782
- (312) 626-6799
- (888) 788-0099 (Toll Free)
- (877) 853-5247 (Toll Free)

Once you have connected, you will need to enter Webinar ID: 857 8668 9893, then enter the pound sign “#” on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov During the June 3, 2020 videoconference Development Standards Committee Meeting, members of the public may provide public comment by calling the numbers shown above and using the Member 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 June 3, 2020 Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.


 Property Compliance Manager
 For The Woodlands Township

