

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
July 15, 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, July 15, 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.thewoodlandstowship-tx.gov/778/Meeting-Videos>, for the following purposes:

- I. Welcome/Call Meeting to Order.**
- II. Public Comments *See Guidelines (listed below)**
- III. Consideration and action regarding the minutes of the meeting June 17, 2020.**
- IV. 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.**
- V. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions 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. Consideration and action for the exterior façade repairs and ongoing enforcement of covenant violations for maintenance and repairs.
VWW Property Corp / The Village at The Woodlands Waterway
2323 Lake Robbins Drive
Lot 0650 Block 0547 Section 0060 Village of Town Center
 - B. Consideration and action to amend the conditions of approval for the temporary yard signs.
The Woodlands United Methodist Church
2200 Lake Woodlands Drive
Lot 8600 Block 0547 Section 0999 Village of Research Forest
 - C. Variance request for a proposed building sign that includes a tagline that is not part of the registered name and a logo that is not trademarked.
Columbia Texas 2319 Timberloch Industrial LP / Core Fitness
2319 Timberloch Place, Suite F
Lot 0270 Block 0547 Section 0006 Village of Town Center
 - D. Variance request for a building sign that includes a logo that is not trademarked and exceeds the maximum size allowed.
Regency Centers / Fitness Project
4775 W. Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek

- E. Variance request for a building sign that does not comply with the criteria regarding return size, color and raceway installation.
Indian Springs at Woodlands Ltd. / El Tiempo Cocina The Woodlands
6777 Woodlands Parkway, Suite 100
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- F. Consideration and action for the proposed final plans for the addition of the new south tower to the existing building.
Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive
Lot 0200 Block 0350 Section 1000 Village of Research Forest
- G. Consideration and action to amend the approved paint color for the surgery center and recovery suite.
Cortes Real Properties LLC/ Hourglass Surgery Center
12721 Sawmill Road
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill
- H. Variance request for existing repairs and remodeling, that includes sections of the kiosk, canopy fascia trim, screening for the existing rooftop air conditioning unit and color changes.
Murphy USA Inc.
3042 College Park Drive
Lot 8854 Block 0555 Section 0000 Village of College Park
- I. Variance request for a sign package that includes a monument sign and a building sign in which the logo is not trademarked and the building sign does not meet the criteria for letter and return colors, minimum letter height and size of returns.
Kwik Kar Lube & Repair
6801 Woodlands Parkway
Lot 0503 Block 0592 Section 0060 Village of Indian Springs

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

- 1. Consideration and action regarding the conceptual new home construction proposed and request for consideration and action to consider allowing a variance to exceed the maximum hard surface area allowed for future improvements by 5%.
Jeff Paul Custom Homes (Gieske)
128 S Timber Top Drive
Lot 14, Block 01, Section 15 Village of Grogan's Mill
- 2. The proposed pool slide may not be located to minimize impact on adjacent properties.
Matthew and Shannon Perkins
45 Cascade Springs
Lot 39, Block 04, Section 02 Village of Cochran's Crossing
- 3. Variance request for the existing artificial turf in the rear yard that may not be compatible in mass, scale and proportion with the home and the neighborhood.
Matthew and Shannon Perkins
45 Cascade Springs Place

Lot 39, Block 04, Section 02 Village of Cochran's Crossing

4. Variance request for existing swings in the front yard that is kept in view when not in use.
Matthew and Shannon Perkins
45 Cascade Springs
Lot 39, Block 04, Section 02 Village of Cochran's Crossing
5. Variance request for the existing business in the home that is advertised in a public medium.
Matthew and Shannon Perkins
45 Cascade Springs Place
Lot 39, Block 04, Section 02 Village of Cochran's Crossing
6. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Matthew Wayne Stulting
4 Lea Oak Court
Lot 25, Block 08, Section 07 Village of Panther Creek
7. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Nicholas Carnes
5 Black Cherry Court
Lot 60, Block 02, Section 01 Village of Panther Creek
8. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Carl Poston
8 Hasting Oak Court
Lot 45, Block 09, Section 07 Village of Panther Creek
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Mark D Clayton
8 Meadow Star Court
Lot 45, Block 01, Section 15 Village of Panther Creek
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Kirk S Pegan
14 East Woodtimber Court
Lot 15, Block 01, Section 02 Village of Panther Creek
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Thenuka M Ariyaratna
45 Towering Pines Drive
Lot 13, Block 01, Section 17 Village of Panther Creek

12. Variance request for a proposed rear fence that will exceed the maximum allowed height of 5 feet and is not a shadow box or capped picket.
Jared Zabransky
63 Panterra Way
Lot 16, Block 03, Section 74 Village of Sterling Ridge
13. Variance request for a proposed rear fence that will exceed the maximum allowed height of 5 feet and is not a shadow box or capped picket.
Joe Allen
67 Panterra Way
Lot 15, Block 03, Section 74 Village of Sterling Ridge
14. Variance request for a proposed patio cover that will not respect the rear 20 foot building setback.
Farkhad G. Kasumov
66 North Pinto Point Circle
Lot 12, Block 01, Section 43 Village of Creekside Park
15. Variance request for Concept approval for a proposed patio cover with fireplace that will not respect the rear 30 foot building setback.
John Meerdo
203 South Thatcher Bend Circle
Lot 10, Block 02, Section 36 Village of Creekside Park
16. Variance request for a proposed attached patio cover that was designed and sealed by a civil engineer instead of the required structural engineer.
Chase Williams
26 New Dawn Place
Lot 22 Block 01, Section 13 Village of Harper's Landing at College Park
17. Variance request for an existing above ground pool that does not respect the side five foot and rear ten foot easements.
Eberechukwv Olawale
103 South Knights Crossing Drive
Lot 02 Block 02, Section 81 Village of Sterling Ridge
18. Variance request for proposed privacy slats attached to the wrought iron fence which is not an approved design.
David and Jill Loya
26 Jaden Oaks Place
Lot 08, Block 01, Section 24 Village of Creekside Park West
19. Request for approval of a home business: Program Management and Consulting
Arnetra Arrington
99 Springtime Creek Drive
Lot 41 Block 04, Section 89 Village of Sterling Ridge
20. Request for approval for a home business: Licensed Marriage and Family Therapist
Leonna Chodos
18 South Hawthorne Hollow Circle
Lot 82 Block 01 Section 86 Village of Alden Bridge

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Henry G. Bebee III
15 East Shale Creek Circle
Lot 4, Block 1, Section 20 Village of Sterling Ridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
General Brooks Jr
47 South Rambling Ridge Place
Lot 44, Block 1, Section 8 Village of Harper's Landing at College Park
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Sofia L Hernandez
19 Nagshead Place
Lot 44, Block 1, Section 21 Village of Creekside Park
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Derek H Howard & Marybeth Lundquist
90 East Whistlers Bend Circle
Lot 18, Block 1, Section 81 Village of Alden Bridge
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jayaprakash Jayaraman & Divya Ranganathan
34 North Millsap Circle
Lot 19, Block 1, Section 67 Village of Sterling Ridge
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Zhai Mu & Minghua Li
181 South Hollylaurel Circle
Lot 1, Block 2, Section 16 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.
Marek A Rudak
23 East Russet Grove Circle
Lot 30, Block 2, Section 75 Village of Alden Bridge
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Juan M Lopez-Ruiz & Rosa E Feliz Troche
15 Eastwood Place
Lot 54, Block 1, Section 33 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.
Walter & Norma Shuler
251 Genesee Ridge Court
Lot 29, Block 2, Section 11 Village of Harper's Landing at College 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.
Greg F & Susan A Strobl
50 North Wooded Brook Circle
Lot 9, Block 1, Section 12 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.
Robert Monroe & Jessica Elizabeth Whidby
18 North Arrow Canyon Circle
Lot 17, Block 2, Section 3 Village of Creekside Park
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Frances Womack
107 West Wading Pond Circle
Lot 27, Block 1, Section 8 Village of Creekside Park West
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jacob Gorsky
118 North Pinto Point Circle
Lot 68, Block 01, Section 12 Village of Creekside Park
34. Request for approval for a home business: Personal Training Services
William Dale Whiteman
10 Rockledge Drive
Lot 24 Block 01 Section 63 Village of Alden Bridge
35. Rehearing by an affected neighbor regarding the Development Standards Committee action for a generator encroaching into the side five foot easement, which was reviewed by the full committee and acted on at the meeting of June 17, 2020
Owner
Billy R. Varnado
27 Villa Canyon Place
Lot 28, Block 02, Section 18 Village of Indian Springs (TWA)
Affected Neighbor requesting rehearing
David and Jennifer Kaiser
23 Villa Canyon Place
Lot 29, Block 02, Section 18 Village of Indian Springs (TWA)
36. Variance request for proposed swimming pool and decking that does not respect the ten foot rear easement and side five foot easement.
Joshua A. Peterson
115 North Thatcher Bend Circle
Lot 30, Block 01, Section 34 Village of Creekside Park

- 37. Variance request for proposed swimming pool and decking that does not respect the ten foot rear easement.
Thomas Daniel
27 Woodborough Way
Lot 07, Block 03, Section 34 Village of Creekside Park
- 38. Variance request for proposed reroof which includes removing fake dormers and replacing it and the metal roof over the porch with composition shingles which may not be in keeping with the neighborhood character.
Hal Martin
87 Player Oaks
Lot 19, Block 2, Section 72 Village of Sterling Ridge
- 39. Variance request for proposed tree removal.
Lawrence R Britt
77 North Hollylaurel Circle
Lot 21 Block 02 Section 16 Village of Alden Bridge
- 40. Variance request for proposed swimming pool and firepit that exceed the maximum hard surface area allowed.
Peter Kvapil
22 East Loftwood Circle
Lot 15 Block 3, Section 77 Village of Sterling Ridge
- 41. Variance request for an existing trellis attached to a fence that exceeds the maximum height allowed and is not an approved fence design.
Jeremiah J. Horn
38 Liberty Branch Blvd
Lot 06, Block 08, Section 32 Village of Creekside Park
- 42. Variance request for an existing trellis attached to a fence that exceeds the maximum height allowed.
Jose Joaquin Gomez Urquiza Briones
46 Liberty Branch Blvd
Lot 04, Block 08, Section 32 Village of Creekside Park
- 43. Variance request for an existing trellis that exceeds the maximum height allowed.
Arne Gibbs
39 Woodborough Way
Lot 10, Block 03, Section 34 Village of Creekside Park
- 44. Variance request to maintain more than 60% non-grass area in the front yard.
Marquis C Hammett III
150 East Foxbriar Forest Circle
Lot 01 Block 01 Section 79 Village of Alden Bridge

IX. Request for approval for Civil Engineer, Majed Agha, PE ,MSc CEO, to be allowed to submit sealed plans.

X. Member Comments

XI. Staff Reports

XII. 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 Development Standards Committee began using videoconferencing for their April 3, 2020 committee 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 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 Committee 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 Board 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 director(s).
- Consistent with in-person meetings, public comment will only be taken during the "public comments" agenda item.

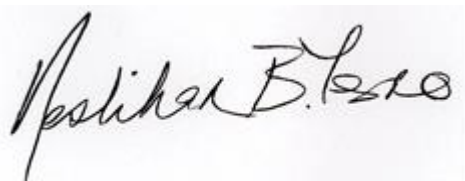
Additional notes for those wishing to call in for Public Comment:

- 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, and only during the "public comments" agenda item.
- 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>.

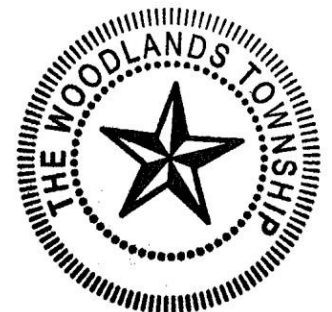
To call in to the July 15, 2020 Development Standards Committee meeting to provide public comment, you may call any of the numbers listed below. For the best quality audio, it is recommended to use one of the local numbers:

- 346 248 7799 or
- 669 900 6833 or
- 877 853 5247 (Toll Free) or
- 888 788 0099 (Toll Free)
- Once you have connected, you will need to enter ID: 836 0532 0933, then enter the pound sign "#" on your telephone keypad.

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



Covenant Administration Manager



For The Woodlands Township