

NOTICE OF PUBLIC MEETING

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

**Development Standards Committee
August 5, 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, August 5, 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>

To call in to the August 5, 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 (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: 817 2652 7060**, then enter the pound sign “#” on your telephone keypad.

- I. Welcome/Call Meeting to Order.**
- II. Consideration and action regarding the revised minutes of the meeting July 1, 2020.**
- III. Public Comments *See Guidelines (listed below)**
- IV. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections V and VI recommended for Summary Action.**
- V. 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. Variance request for proposed temporary decorative window displays.
Regency Centers LP / The Woodlands Children’s Museum
4775 W. Panther Creek Drive, Suite 280
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
 - C. Variance request for a proposed building sign that includes a tagline that is not part of the registered name of the business 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 proposed monument sign panel that does not match the size of the existing panel.
Shadowbend Partners / Nationwide Rick Hernandez Agency
5202 Shadowbend Place, Suite 101
Lot 0220 Block 0163 Section 0047 Village of Cochran’s Crossing
 - E. Variance request for a proposed monument sign panel that does not match the size of the existing panel and includes a logo that exceeds the maximum size allowed and is not trademarked.
Shadowbend Partners / Mobility Chiro Therapy
5202 Shadowbend Place, Suite 103

Lot 0220 Block 0163 Section 0047 Village of Cochran's Crossing

- F. Consideration and Action for the proposed installation of holiday decorations.
US Regency Alden Bridge LLC / Alden Bridge Shopping Center
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- G. Consideration and Action for the proposed installation of holiday decorations.
REG8 Sterling Ridge / Sterling Ridge Shopping Center
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- H. Consideration and Action for the proposed installation of holiday decorations.
Regency Centers LP / Panther Creek Shopping Center
4775 W. Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- I. Variance request for the proposed planting plan that does not include the removal of stumps.
Two Waterway Lofts Ltd
3 Waterway Court
Lot 0001 Block 0599 Section 0006 Village of Town Center
- J. Consideration and action for the proposed design change to approved cell phone node pole.
AT&T
10620 Six Pines Drive
Lot 0020 Block 0599 Section 0599 Village of Grogan's Mill

2742 Woodlands Parkway
Lot 4400 Block 0547 Section 0999 Village of Town Center

10112 Woodloch Forest Drive
Lot 0335 Block 0599 Section 0999 Village of Town Center

3858 W. Panther Creek Drive
Lot 0265 Block 0045 Section 0000 Village of Panther Creek

5031 E. Panther Creek Drive
Lot 0200 Block 0163 Section 020 Village of Panther Creek

1122 Lake Front Circle
Lot 3750 Block 0599 Section 0999 Village of Town Center

9502 N. Panther Creek Drive
Lot 9502 Block 0547 Section 0040 Village of Panther Creek

3912 Lake Woodlands Drive
Lot 3912 Block 0000 Section 0028 Village of Panther Creek

3002 Research Forest Drive
Lot 3002 Block 0547 Section 0999 Village of Research Forest
- K. Variance request for an existing sign package that includes directional and informational signs and a monument sign with painted embellishments and no address numbers.

Woodlands Religious Community /Interfaith Child Development Center
5630 Rush Haven Drive
Lot 0004 Block 0592 Section 0060 Village of Indian Springs

- L. Consideration and action for a proposed security fence replacement and addition of fencing on top of the retaining wall.
The Woodlands Center for the Performing Arts / Cynthia Woods Mitchell Pavilion
2005 Lake Robbins Drive
Lot 0290 Block 0599 Section 0999 Village of Town Center
- M. Variance request for a sign package that includes a logo that is not trademarked, a building sign that exceeds the maximum length allowed and has colors of letter faces and returns that do not comply with the shopping center criteria, and a monument sign with a logo that exceeds the maximum size allowed and is proposed to be externally illuminated.
GSSR Real Estate LLC / Rooster Ridge Car Care
10441 Kuykendahl Road
Lot 0400 Block 0499 Section 0000 Village of Sterling Ridge
- N. Consideration and action for the proposed installation of a temporary canopy at the Emergency Room drop-off area.
Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive
Lot 0200 Block 0350 Section 1000 Village of Research Forest
- O. Consideration and action for two temporary illuminated signs indicating patient drop off location for the emergency room during construction.
Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands
9250 Pinecroft Drive
Lot 0200 Block 0350 Section 1000 Village of Research Forest
- P. Variance request for proposed sign package that includes four building signs, two monument signs an advertising sign in the drive through area; tenant signs for sub-leased department include a logo that is not trademarked and exceed the maximum size allowed on the building.
6467 Woodlands Parkway LLC / Walgreens & Village Medical Primary Care
6467 Woodlands Parkway
Lot 0100 Block 0572 Section 0060 Village of Indian Springs
- Q. Consideration and action for the proposed color change.
6467 Woodlands Parkway LLC / Walgreens & Village Medical Primary Care
6467 Woodlands Parkway
Lot 0100 Block 0572 Section 0060 Village of Indian Springs
- R. Variance request to allow less than the number of parking spaces required.
6467 Woodlands Parkway LLC / Walgreens & Village Medical Primary Care
6467 Woodlands Parkway
Lot 0100 Block 0572 Section 0060 Village of Indian Springs
- S. Consideration and action for the proposed replacement of the façade of the first and second floor and existing construction scaffolding.
IMI MSW LLC / Hyatt Centric Hotel

9595 Six Pines Drive
Lot 7112 Block 0599 Section 0999 Village of Town Center

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

1. Variance request for a proposed patio cover that does not respect the 25-foot rear setback.
Oswaldo Amador
19 North Bantam Woods Circle
Lot 05, Block 03, Section 06 Village of Sterling Ridge
2. Consideration and action to allow the owner to pursue amending the Initial Land Use Designation to increase the maximum amount of living area allowed.
Daniel and Sarah Driggs
6 Noontide Court
Lot 04, Block 01, Section 19 Village of Grogan's Mill
3. Variance request for a conceptually proposed addition that would exceed the maximum living area allowed.
Daniel and Sarah Driggs
6 Noontide Court
Lot 04, Block 01, Section 19 Village of Grogan's Mill
4. Variance request for a conceptually proposed balcony extension that would encroach into the 25-foot rear building setback.
Daniel and Sarah Driggs
6 Noontide Court
Lot 04, Block 01, Section 19 Village of Grogan's Mill
5. Variance request for a proposed second story addition on the existing one story home that may not be architecturally compatible with the home and neighborhood.
Cynthia Alaya
14 Crested Cloud Court
Lot 14, Block 01, Section 51 Village of Grogan's Mill
6. Variance request for a proposed metal roof that may not match the existing neighborhood character.
Keith Henderson
50 Eagle Rock Place
Lot 44, Block 01, Section 04 Village of Indian Springs
7. The proposed rear yard pool decking will be located in the rear easement and will cause the lot to further exceed the maximum hard surface area allowed.
John Mutschink and Kelly Watson
12 Moonvine Court
Lot 07, Block 01, Section 27 Village of Grogan's Mill
8. Variance request for a proposed fence that will be built with the construction side facing outward from the lot.
Julie and Brian Duelm
227 South Crimson Clover Circle
Lot 23, Block 01, Section 30 Village of Panther Creek
9. The trees requested for removal do not meet the requirements of the Standard.

Ross and Carrie Leedy
64 North Brokenfern Drive
Lot 01, Block 01, Section 40 Village of Grogan's Mill

10. Variance request for an existing patio cover that encroaches the rear 40' setback.
Jefy Mathew
6 West Windward Cove
Lot 22, Block 01, Section 42 Village of Panther Creek
11. Variance request for the proposed new home construction that will exceed the maximum hard surface area allowed.
Home Expo Showcase LLC
118 S Timber Top Drive
Lot 09, Block 01, Section 15 Village of Grogan's Mill
12. Variance request for the proposed pool decking that will exceed the maximum hard surface allowed.
Home Expo Showcase LLC
118 S Timber Top Drive
Lot 09, Block 01, Section 15 Village of Grogan's Mill
13. Variance request for the proposed new home construction that will exceed the maximum hard surface area allowed.
Home Expo Showcase LLC
120 S Timber Top Drive
Lot 10, Block 01, Section 15 Village of Grogan's Mill
14. Variance request for the proposed pool decking that will exceed the maximum hard surface allowed.
Home Expo Showcase LLC
120 S Timber Top Drive
Lot 10, Block 01, Section 15 Village of Grogan's Mill
15. Variance request for an existing fountain that encroaches into the five-foot easement.
Daniel Markey
54 Bellweather Court
Lot 08, Block 01, Section 46 Village of Panther Creek
16. Consideration and action for the proposed color change.
Samuel C Mitchell
11813 S Red Cedar Circle
Lot 26, Block 01, Section 03 Village of Grogan's Mill
17. Consideration and action for the proposed color change.
Michael Radvansky
70 Spotted Deer Drive
Lot 17, Block 25, Section 01 Village of Indian Springs
18. Consideration and action for the proposed color change.
Eversan Cooper Deerfoot LLC
C/o Elizabeth Greever
70 N Deerfoot Circle
Lot 20, Block 01, Section 28 Village of Grogan's Mill

19. Variance request for a proposed deck repair that will be elevated more than 30 inches above natural grade for which sealed plans have not been provided.
Mark Damiter & Karen Krumbauer
2 Fire Flicker Place
Lot 21, Block 15, Section 01 Village of Indian Springs
20. Variance request for a proposed pool deck extension that will encroach into the rear easement.
Burton-Maldonado
2 Candlenut Place
Lot 12, Block 1, Section 40 Village of Cochran's Crossing
21. Consideration and action for a proposed detached building/workshop that exceed the overall height and size allowed for a building or may not be considered architecturally compatible with the home or cause an impact to adjacent lot, if reviewed as a structure.
Daniel Lewis
40 Falling Star Court
Lot 10, Block 01, Section 14 Village of Panther Creek
22. Consideration and action for the home business application.
George McCabe Matthews, Jr.
2 Maple Branch Street
Lot 10, Block 04, Section 05 Village of Grogan's Mill
23. Consideration and action regarding a Short-Term Rental application.
Triumph Doms LLC
30 Outervale Place
Lot 0032, Block 0022, Section 0001 Village of Indian Springs (WCA)
24. Variance request for an existing driveway that exceeds the maximum width allowed.
Christophe Malsang
3 Twelve Pines Court
Lot 21, Block 01, Section 14 Village of Panther Creek
25. Variance request for an existing front yard swing located in the front yard.
Andreei Ivaskenko
79 South Woodstock Circle Drive
Lot 60, Block 03, Section 02 Village of Panther Creek
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Richard Stimpson
1113 East Red Cedar Circle
Lot 13, Block 02, Section 10 Village of Grogan's Mill

VII. Consideration and discussion pertaining proposed recommendations for signage standards during the COVID-19 pandemic.

VIII. Member Comments

IX. Staff Reports

X. 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.

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- (346) 248-7799 or
- (253) 215-8782 or
- (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: 817 2652 7060, 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 August 5, 2020 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 August 5, 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

