NOTICE OF PUBLIC MEETING

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

Development Standards Committee
August 18th, 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 August 18th, 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 August 18th, 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: 889 6958 5730**, 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 July 21st, 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. Consideration and action for the existing Bitcoin ATM machine.
Indian Springs at Woodlands LTD / Indian Springs Shopping Center
6777 Woodlands Parkway
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

B. Consideration and action for the existing drop box and external lockers.
IMI Market Street LLC / Tide Dry Cleaners
9595 Six Pines Drive, Suite 1550
Lot 0260 Block 0547 Section 0999 Village of Town Center

C. Consideration and action for the proposed final plans to remodel the exterior of the building including the addition of a patio, landscape modifications and removal of parking spaces which will bring the site to below the minimum parking ratio requirements.
Six Pines Development LLC / Goode Company Seafood
8865 Six Pines Drive
Lot 8001 Block 0350 Section 1000 Village of Research Forest

Agendas Meetings may be viewed live at http://www.thewoodlandstownship-tx.gov/index.aspx?NID=778.

D. Variance request for a proposed building sign that includes a box type sign with business clarifier.
Indian Springs at Woodlands LTD / Fuhgedaboudit Bagel Company
6777 Woodlands Parkway, Suite 212
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

E. Variance request for a proposed sign package that includes building signs with returns that do not match the letter color and a logo that exceeds the maximum size allowed, monument signs with a non-neutral background color, verbiage that exceeds number of letter colors allowed and does not include the address numbers; directional, parking and drive thru informational signs that do not have a neutral color background.
PNC Bank
4825 Research Forest Drive
Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing

F. Variance request for a proposed sign package that includes building signs with a return color that does not comply with the shopping center criteria and a logo that exceeds the maximum size allowed, monument sign with verbiage that exceeds number of letter colors allowed, directional, parking and customer information signs with non-neutral color background.
PNC Bank
6800 Woodlands Parkway
Lot 0300 Block 0499 Section 0000 Village of Sterling Ridge

G. Variance request for a proposed sign package that includes building signs with a return color that does not match the letter color and a logo that exceeds the maximum size allowed, monument sign with verbiage that exceeds number of letter colors allowed, directional, parking and customer information signs with non-neutral color background.
US Regency Retail 1 LLC / PNC Bank
8100 Research Forest Drive
Lot 0500 Block 0257 Section 0047 Village of Alden Bridge

H. Variance request for a proposed sign package that includes two monument signs with only one requiring the address and verbiage that exceeds number of letter colors allowed, building signs with a return color that does not match the letter color and a logo that exceeds the maximum size allowed, directional and customer information signs with a non-neutral color background.
Blue TEX Capital LLC / PNC Bank
10000 Woodlands Parkway
Lot 0700 Block 0458 Section 0046 Village of Sterling Ridge

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

1. Variance request for the conceptually proposed new home construction that will exceed the maximum living area allowed.
Jeff Paul Custom Homes
5 Crinkleroot Court
Lot 14, Block 01, Section 19 Village of Grogan's Mill

2. Variance request for a proposed room addition that will exceed the maximum living area allowed.
Steve Lombardo
5 N Timber Top Drive
Lot 51, Block 02, Section 13 Village of Grogan's Mill

3. Variance request for the proposed programable exterior lighting that could be used as permanent seasonal lighting or seasonal displays
   Charles Reed
   18 Dunlin Meadow Drive
   Lot 14, Block 01, Section 18 Village of Panther Creek

4. Variance request for a proposed tree removal.
   Allison Cast
   139 N Magnolia Pond Place
   Lot 139, Block 08, Section 40 Village of Panther Creek

5. Variance request for an existing storage shed located in the five foot right-side utility easement, and may cause an impact to neighboring properties.
   Ammar & Jamila Yamani c/o AJABZ Living Trust
   54 Mystic Lake Circle
   Lot 06, Block 01, Section 21 Village of Cochran's Crossing

6. Variance request for the existing fence that was built with the construction side facing outward from the lot.
   Jayce and Jennifer Kotowych
   70 Huntsmans Horn Circle
   Lot 09, Block 01, Section 18 Village of Grogan's Mill

7. Consideration and action of a request by the neighbor at 38 Tanager Trail to appeal the approval of a color change at 36 Tanager Trail.
   Terry Black (Requestor)
   38 Tanager Trail
   Lot 08, Block 02, Section 03 Village of Cochran's Crossing
   Ken Anthony and Rebekah Dougherty (Owner of Improvement)
   36 Tanager Trail
   Lot 07, Block 02, Section 03 Village of Cochran's Crossing

8. Variance request for proposed attached patio cover with wood deck that exceeds the maximum hard surface area allowed and encroaches into the twenty foot rear setback.
   Steven Sligar
   7 Twin Springs Place
   Lot 09, Block 19, Section 01 Village of Indian Springs WCA

9. Variance request for a proposed detached patio cover with bar top and wood deck that exceeds the maximum hard surface area allowed and encroaches into the ten foot rear easement.
   Steven Sligar
   7 Twin Springs Place
   Lot 09, Block 19, Section 01 Village of Indian Springs WCA

10. Variance request for an existing fence that was built with the construction side facing outward toward the rear of the lot, is not an approvable style, and was not considered to be architecturally compatible when reviewed and acted upon by the Residential Design Review Committee.
    Jessica Moore
    124 Wind Ridge Circle
    Lot 19, Block 01, Section 30 Village of Cochran's Crossing

11. Variance request for an existing fence that exceeds that maximum height allowed and was built with the construction side facing outward from the lot.
    Josh & Megan Strickland
    338 S. Silvershire Circle
    Lot 26, Block 01, Section 43 Village of Cochran's Crossing

12. Variance request for an existing fence that was constructed with the finished side facing outward toward the street and adjacent properties.
    Caloc Rent House Corporation
    31 Summithill Place
    Lot 28, Block 02, Section 10 Village of Cochran's Crossing

13. Variance request for the proposed room addition that exceeds the maximum living area allowed and was submitted with plans sealed by a civil engineer.
    Pinewood Management Trust
    41 Huntsmans Horn Circle
    Lot 20, Block 01, Section 35 Village of Grogan's Mill

14. Variance request for the proposed gazebo with related fireplace that will be located beyond the forty foot rear setback.
    John and Carol Carbone
    38 Halfmoon Court
    Lot 18 , Block 01, Section 49 Village of Grogan's Mill

15. Variance request for the proposed patio that will exceed the maximum amount of hard surface area allowed per the Neighborhood Criteria for the lot.
    George Cardwell
    31 Silverstrand Place
    Lot 78, Block 04, Section 04 Village of Cochran's Crossing

16. Consideration and Action for a home business
    Barry Erenwert
    78 South Woodstock Circle Drive
    Lot 53, Block 01, Section 02 Village of Panther Creek

17. Variance request for proposed fence that exceeds the maximum height allowed.
    William Cole
    14 Rosedale Brook Court
    Lot 31, Block 02, Section 10 Village of Panther Creek

18. Variance request for the existing driveway pavers that encroach into the five foot side yard easement.
    Bradley & Heather Carlson
    15 Edgemire Place
    Lot 64, Block 03, Section 23 Village of Cochran's Crossing

19. Variance request for the existing side-lot walkways that are not at least one foot away from the property line.
    Malcom S. Smith
    15 Hillside View Place
    Lot 33, Block 02, Section 30 Village of Cochran's Crossing

IX. Consideration and Discussion of the return to in person meetings.

X. Consideration and action of the November and December Development Standards Committee meetings.

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.

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 and we 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 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.thewoodlandstownship-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 August 18th , 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**
- **(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: **889 6958 5730,** then enter the pound sign "#" on your telephone keypad.

To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstownship-tx.gov During the August 18th , 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 August 18th , 2021, Development Standards Committee meeting. New Phone numbers will be issued for each future meeting during the public health pandemic emergency.

Kimberly C. McKenna
Covenant Administration Manager
For The Woodlands Township