



## The Woodlands Homeowners Association Newsletter

[www.woodlandsmccall.org](http://www.woodlandsmccall.org)



### WHOA Pine Creek Ranch Development Update, Upcoming Opportunity to Comment and Request for Assistance

Safety on the roadways of The Woodlands is our primary concern with respect to the Pine Creek Ranch development proposed to the East and South of The Woodlands.

The focus continues to advocate for:

1. Deinhard Lane extension to the Pine Creek Ranch property line;
2. Other major entrance(s) to the new development, established so that there are other routes that would be used by new residents (e.g. have Stockton Lane to Stockton Court, Sheila to Knights Rd and/or access to Elo Road);
3. Pathways with locking bollards for emergency access where the Woodlands stub streets are located (in lieu of connecting roadways that would increase traffic volume in The Woodlands); and
4. All access and access improvements established prior to any construction (for construction vehicle access, establishment of routes).

Currently, the City and Park Pointe Development are working on a DRAFT of a document that will serve as the "Scope" of the Environmental Assessment ("EA") for the Pine Creek Ranch ("PCR") development. When completed, this Scope document will be published by the City for public comment over a 10 day period. The EA is required prior to the development application being submitted to P&Z because the City Council passed a resolution on June 24 that designated the development an "Area of Critical Concern".

This Scope document will dictate what areas are addressed in the Environmental Assessment and it is broad yet detailed, including areas to be addressed such as Natural Environment (Earth, Water, Plants, Wildlife, Climate) and Built Environment-Community Context (Land Use, Transportation, Housing, Utilities, Public Safety, Schools, Recreation/Open Space, Other Public Services).

As soon as this DRAFT Scope document is available for public comment, there should be notice by the City to the public and stakeholders. As soon as we see this, we will also send an email to homeowners so that everyone has the opportunity to review and make a public comment on it to the City by the end of the 10 day period. Please consider taking the time to review and comment on this important document.

Meantime, there have been some discussions, comments and meetings that you can review to better understand the issues and

what the parties are saying at this time:

June 24: City Council designated the property as an "Area of Critical Concern". Many Woodlands homeowners wrote public comments regarding this agenda item and 3 homeowners spoke at the public comment period at the beginning of the Council meeting. The written public comments were provided to us by the City and are [HERE](#). The recording of the Council meeting of the oral public comment and Council's discussion later in the meeting is [HERE](#).

July 1: A scoping meeting at the City, attended by Pine Creek Ranch and City representatives. The last 30-45 minutes of the video of this meeting is a discussion of the access issues. The attendees of the meeting are [HERE](#). A link to the video is [HERE](#).

July 8: A stakeholder meeting hosted by Pine Creek Ranch ("PCR") engineers and attended by the City, PCR reps, 1 WHOA and 1 Fox Ridge rep, 2 Schools reps, a Fire Dept rep, an IDL rep. A summary prepared by attendee Marcia Witte is [HERE](#).

We are doing the best that we can for the safety of the Woodlands roadways, but we welcome constructive and helpful comment and/or

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#### Common Area Reservations & Support

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roadways, but we welcome constructive and helpful comment and/or assistance in our efforts.

*In particular, if you have experience in review of an EA Scope and/or consultant reports generated by an EA, please let us know if you are available to assist.*

Sincerely,

The Woodlands "ad hoc committee" to address the Pine Creek Ranch development's impact on The Woodlands' homeowners

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Finally, please share this with your neighbors, especially those who may be interested (email delivery is not a guarantee, FYI).

See prior newsletters and other key homeowner information on the homeowners' website:

[www.woodlandsmccall.org](http://www.woodlandsmccall.org)

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