

NOTICE OF PUBLIC MEETING

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

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on September 15th, 2021, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

Development Standards Committee
September 15th, 2021, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

- I. **Welcome/Call Meeting to Order.**
- II. **Public Comments.**
- III. **Consideration and action regarding the minutes of the meeting of August 18th, 2021.**
- IV. **Consideration and Action of items recommended for Summary Action.**
- V. **Consideration and action to update the committee regarding ongoing legal action and obtain final approval to proceed with formal filing regarding failure to comply with the Covenant and Standards for outstanding violations on the property.**
 - V-1 Mandeep Singh
6 Leisure Lane
Lot 02, Block 01, Millbend Village Section 01 Village of Grogan's Mill
 - V-2 Club Corp of America
2311 N. Millbend
Lot 0100, Block 0547 Section 0006 Village of Grogan's Mill
 - V-3 VWW Property Corp / The Village at The Woodlands Waterway
2323 Lake Robbins Drive
Lot 0650 Block 0547 Section 0060 Village of Town Center
- VI. **Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- VII. **Reconvene in Public Session.**
- VIII. **Consideration and Action for the proposed temporary signs, designating an award from the Heartwood Chapter of Master Naturalists and the local Native Plant Society of Texas.**
- IX. **Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Consideration and action for the proposed clearing of underbrush to conduct a tree survey prior to future development.
Impact Church of The Woodlands
5401 Shadowbend Place
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing
 - B. Variance request for the existing window drawings that do not comply with the conditions set forth by the Development Standards Committee.
KM Marcel Crossing II, LLC / The Breakfast Place
8000 McBeth Way, Suite 100
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

- C. Variance request for the existing outdoor seating area that contained multiple designs, includes umbrellas that advertise a product for sale within the business and is located in an area that may impede access through the walkway.
KM Marcel Crossing II, LLC / The Breakfast Place
8000 McBeth Way, Suite 100
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- D. Consideration and action for the proposed exterior remodel.
Hamer Real Estate Holdings III LLC / Taco Bell
9945 Six Pines Drive
Lot 9048 Block 0599 Section 0999 Village of Town Center
- E. Consideration and action for the proposed installation of a temporary metal canopy system in the drive through area of the parking lot.
Chick-Fil-A Inc.
1660 Lake Woodlands Drive
Lot 7150 Block 0599 Section 0999 Village of Town Center
- F. Variance request for a proposed monument sign that does not match the building sign, contains a logo that is not trademarked and exceeds the maximum size allowed, is not located perpendicular to the street, and has a street number not located in accordance with the standards.
Doctors Investment Group LP / The Woodlands Sports Medicine Centre
1441 Woodstead Court, Suite 300
Lot 0204 Block 0599 Section 0036 Village of Grogan's Mill
- G. Variance request for two existing monument sign tenant panels that exceed the maximum number of colors allowed and contains a logo that is not trademarked and exceeds the maximum size allowed.
8665 New Trails Drive LLC/- Gary Greene
8665 New Trails Drive, Suite 190
Lot 0190 Block 0235 Section 0999 Village of Research Forest
- H. Variance request for a proposed building sign that exceeds the maximum height allowed, includes a backer panel and has a logo that exceeds the maximum size allowed and is not trademarked.
KM Marcel Crossing II, LLC / Cordovan Art School
8000 McBeth Way, Suite 130
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- I. Consideration and action for the existing riser room additions.
REG8 Sterling Ridge / Sterling Ridge Shopping Center
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- J. Consideration and action for the proposed expansion and improvements to the golf driving range.
CC Woodlands LLC / Player Course
8900 Sterling Ridge Drive
Lot 0701 Block 0499 Section 0046 Village of Sterling Ridge
- K. Consideration and action for proposed ATM machine modification.
Blue TEX Capital LLC / PNC Bank
10000 Woodlands Parkway

Lot 0700 Block 0458 Section 0046 Village of Sterling Ridge

L. Consideration and action for proposed ATM machine modification.

US Regency Retail 1 LLC / PNC Bank

8100 Research Forest Drive

Lot 0500 Block 0257 Section 0047 Village of Alden Bridge

M. Consideration and action for proposed ATM machine modification that includes a cabinet sign.

PNC Bank

6800 Woodlands Parkway

Lot 0300 Block 0499 Section 0000 Village of Sterling Ridge

N. Consideration and action for a proposed ATM machine modification that includes an illuminated box topper.

PNC Bank

4825 Research Forest Drive

Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing

O. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Pine Creek Ranch Apartments LLC / Stone Creek at The Woodlands

3600 College Park Drive

Lot 9407 Block 0388 Section 0067 Village of College Park

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

1. Variance request for existing walkways that exceed the maximum width allowed, are not located a minimum of one foot from the property lines and exceed the maximum hard surface area allowed.

Ahmad R Sahebajami

146 Golden Autumn Place

Lot 12 Block 03 Section 84 Village of Alden Bridge

2. Variance request for a proposed patio cover with summer kitchen and fireplace that encroaches the 15' rear set back.

William J. Griffith

2 Log House Court

Lot 24 Block 01 Section 22 Village of Creekside Park West

3. Variance request for 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 proposed color change that was not considered to be architecturally compatible with the existing neighborhood character, when reviewed and acted upon by the Residential Design Review Committee.

Kevin Barnes

6 Winter Wheat Place

Lot 26, Block 01, Section 06 Village of Indian Springs

5. Consideration and action regarding a home business.

Kurt Schmidt

3 E. Amberglow Circle
Lot 01, Block 01, Section 26 Village of Cochran's Crossing

6. Request for an appeal by the neighbor at 23 Smokerise Place, regarding the approval of a generator at 27 Smokerise Place.
Lloyd & Kathryn Larkworthy (owner of improvement)
27 Smokerise Place
Lot 10, Block 06, Section 06 Village of Cochran's Crossing
Helen Wren (appeal requestor)
23 Smokerise Place
Lot 11, Block 6, Section 06 Village of Cochran's Crossing
7. Consideration and action regarding a request by a homeowner to amend the Neighborhood Criteria for section 48 of the Village of Cochran's Crossing including restricting the driveway material to pebble stone only.
Owners of Section 48
All lots in Section 48 Village of Cochran's Crossing
8. Request to appeal the conditions of approval for the tree removal permit which didn't allow for the removal of 13 out of the 15 trees requested for removal.
Patricia Karin Roos Giani
196 North Mill Trace Drive
Lot 33, Block 03, Section 30 Village of Panther Creek
9. Request to appeal the Grogan's Mill Residential Design Review Committee action requiring that seven 45-gallon or larger native species trees be planted on the lot as a condition of approval for removal of 10 trees that were removed prior to obtaining a permit.
Violet Virina
107 S Timber Top Drive
Lot 08, Block 02, Section 15 Village of Grogan's Mill
10. Request to appeal the conditions of approval for a tree removal permit, which required the homeowner to plant and maintain two, thirty (30) gallon native trees anywhere on their lot for the trees that were removed prior to obtaining a permit.
William Hackett
231 Split Rock Road
Lot 23, Block 01, Section 32 Village of Panther Creek
11. Variance request for a concept garage addition that will encroach the side six-foot building setback line and may cause a neighbor impact to adjacent properties.
John Tracy
75 E Shadowpoint Circle
Lot 21, Block 05, Section 08 Village of Cochran's Crossing
12. Variance request for the conceptually proposed patio cover that will encroach the rear twenty five-foot building setback line.
John Tracy
75 E Shadowpoint Circle
Lot 21, Block 05, Section 08 Village of Cochran's Crossing
13. Variance request for the conceptually proposed patio cover that does not include a complete set of sealed plans.

John Tracy
75 E Shadowpoint Circle
Lot 21, Block 05, Section 08 Village of Cochran's Crossing

14. Variance request for the conceptually proposed garage and room addition that encroaches into the 10-foot side setback.
Travis and Laura Shearer
12 S Doe Run Drive
Lot 03, Block 02, Section 16 Village of Grogan's Mill
15. Variance request for the conceptually proposed patio cover/cabana with related fireplace that would encroach into the 25-foot rear and 10-foot side setbacks.
Travis and Laura Shearer
12 S Doe Run Drive
Lot 03, Block 02, Section 16 Village of Grogan's Mill
16. Variance request for the addition of a framed lattice to an existing fence that will exceed the maximum height allowed.
Christopher & Jill Hultman
30 Smokerise Place
Lot 08, Block 06, Section 06 Village of Cochran's Crossing
17. Variance request for the conceptually proposed addition that will exceed the maximum living area allowed.
Jose Villamediana
69 Huntsmans Horn Circle
Lot 31, Block 01, Section 35 Village of Grogan's Mill
18. Variance request for a proposed room addition that encroaches the ten-foot side setback.
Chadwick Smith
20 East Wedgewood Glen
Lot 12, Block 06, Section 11 Village of Panther Creek
19. Variance request for the proposed attached patio cover with summer kitchen and fireplace that encroaches the rear twenty-foot setback line.
Charles Merdian
6 Spindrift Place
Lot 04, Block 01, Section 43 Village of Panther Creek
20. Variance request for a proposed balcony that will encroach into the 10-foot easement and 20-foot rear setback.
Eugenio Nava
21 Huntsmans Horn Circle
Lot 10, Block 01, Section 35 Village of Grogan's Mill
21. Consideration and action to renew a Short-Term Rental application.
Bart Peterson
7 Raindream Place
Lot 69, Block 01, Section 07 Village of Cochran's Crossing
22. Consideration and action to renew a Short-Term Rental application.
Kevin Silva

1516 E. Red Cedar Circle
Lot 46, Block 01, Section 10 Village of Grogan's Mill

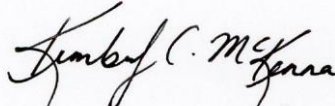
23. Consideration and action to renew a Short-Term Rental application.
Brooke Castle
2824 S. Logrun Circle
Lot 12, Block 01, Section 02 Village of Grogan's Mill
24. Consideration and action to renewal a Short-Term Rental application.
Amanda and Jimmy Enriquez
2 E. Racing Cloud Court
Lot 20, Block 01, Section 46 Village of Panther Creek
25. Consideration and action to allow the proposed double-sided speed limit signs proposed to be installed in the street right of way, to replace the existing signs in need of repair and replacement.
Palmer Crest HOA
Palmer Crest
Lot 00, Block 03, Section 55 Village of Cochran's Crossing
26. Variance request for an existing rear yard play structure that encroaches into the five-foot side easement and has a blue and yellow striped awning.
Byron Geeslin
18 Hillock Woods
Lot 02, Block 02, Section 66 Village of Grogan's Mill
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Raul Cespedes
10 Maywind Court
Lot 30, Block 03, Section 02 Village of Panther Creek
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
William Bender
11610 Pinyon Place
Lot 19, Block 03, Section 04 Village of Grogan's Mill

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 Comments or Reports

XIV. Adjourn


Covenant Administration Manager
For The Woodlands Township

