

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 October 6, 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:

- I. Welcome/Call Meeting to Order.**
- II. Public Comments**
- III. Consideration and action regarding the minutes of the meeting September 1, 2021.**
- IV. Consideration and Action of the 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 Applications and Covenant Violations.**
 - A. Consideration and action for the proposed concept renovation to include the addition of an exterior garden center, covered storage area, generator with enclosure and the removal of parking spaces and three trees.
GRI Woodlands Crossing LLC / Alspaugh's Ace Hardware of The Woodlands
10860 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - B. Consideration and action for the proposed addition of covered parking spaces causing the removal of light poles and trees, a dumpster enclosure, a mailbox; and a variance request for landscaping with species that are not on the approved list.
Steele Industries, LLC
61 Carlton Woods Drive
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge
 - C. Consideration and action for the conceptually proposed drive thru window.
Hemet 664 LLC / Third Generation Coffee
8008 Ashlane Way, Suite 130
Lot 0825 Block 0499 Section 0046 Village of Sterling Ridge
 - D. Consideration and action for the proposed addition of a drive thru window and construction staging area for interior demolition work.
Finial Senterra College Park LLC / Black Rock Coffee Bar
3335 College Park Drive, Suite 100
Lot 0806 Block 0388 Section 0999 Village of College Park
 - E. Consideration and action for the existing mid-growth clearing of the forest preserve.
Woodlands RF Venture Tech VIII LLC
8708 Technology Forest Place
Lot 5200 Block 0051 Section 0999 Village of Research Forest

- F. Variance request for a building sign that does not comply with the shopping center criteria for letter color, border width and sign material and contains letters that do not meet the minimum height and spacing requirements.
Regency Centers LP / State Farm
4775 West Panther Creek Drive, Suite 330
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
- G. Consideration and action for the proposed forest preserve reforestation plan due to existing mid-growth clearing.
System Capital Real Prop Corp / McDonald's
6730 Woodlands Parkway
Lot 0400 Block 0592 Section 0000 Village of Sterling Ridge
- H. Variance request for the proposed temporary signs that do not have a single neutral background color.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000/Lots 9024, 9046 Block 0051 Section 0999 Village of Research Forest
- I. Consideration and action for the proposed extension of the construction fencing to fully enclose the property.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000/Lots 9024, 9046 Block 0051 Section 0999 Village of Research Forest

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

- 1. Variance request for proposed color change that is not compatible with the existing neighborhood character
Kevin Barnes
6 Winter Wheat Place
Lot 26, Block 01, Section 06 Village of Indian Springs
- 2. Consideration and action regarding a Short-Term Rental application, where the neighborhood has requested concern regarding occupancy, Sub Homeowner's Association Approval and impact to adjacent properties.
Amanda and Jimmy Enriquez
2 E. Racing Cloud Court
Lot 20, Block 01, Section 46 Village of Panther Creek
- 3. Consideration and action regarding a Short-Term Rental Renewal application
Kevin Silva
1516 E. Red Cedar Circle
Lot 46, Block 01, Section 10 Village of Grogan's Mill
- 4. Consideration and action regarding new home construction
Mary Ross Custom Homes
55 Hollymead Drive
Lot 07, Block 02, Section 09 Village of Cochran's Crossing
- 5. Variance request for a proposed room addition would cause the lot to exceed the maximum hard surface area allowed.
Daniel Kenny and Sondra Himmer
5 Cross Fox Lane
Lot 10, Block 01, Section 11 Village of Grogan's Mill

6. Variance request for a proposed balcony that exceeds the maximum hard surface allowed and would encroach into the five-foot side easement and 10-foot side setback.
Daniel Kenny and Sondra Himmer
5 Cross Fox Lane
Lot 10, Block 01, Section 11 Village of Grogan's Mill
7. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Rayburn E Long
2 Rockridge Court
Lot 69, Block 03, Section 01 Village of Indian Springs
8. Variance request for a proposed patio cover with fireplace that does not respect the 20 foot rear setback.
Daniel Toussaint Santos
12 Violet Sunset Lane
Lot 07, Block 02, Section 38 Village of Creekside Park West
9. Variance request for an existing trampoline that encroaches the rear ten foot and side five foot easement.
Michael King
35 Player Vista Place
Lot 22 Block 1, Section 84 Village of Sterling Ridge
10. Variance request for existing paving that does not respect the side five foot easement.
Kalyan C Vuddemarry
10 Stockbridge Landing Drive
Legal Description Lot 40 Block 01 Section 17 Village of Alden Bridge
11. Variance request an existing storage shed that exceeds the maximum height allowed.
John W. Ghezzi
14 Opaline Place
Lot 03 Block 02 Section 58 Village of Alden Bridge
12. Variance request to remove 2 trees that do not meet the conditions of tree removal as allowed by the Standards.
Jonathan Briceno Villasmil
6 Nesting Crane Court
Lot 36, Block 01, Section 06 Village of Creekside Park
13. Request for approval of a Home Business – General Contractor
Carlos Horacio Ramos Peart
7 Montfair Blvd
Lot 12 Block 04, Section 68 Village of Sterling Ridge
14. Request for approval of Renewal of a Home Business – Custom embroidery and heat press vinyl
Michael Larson
22 Hollow Glen Place
Lot 13 Block 01, Section 10 Village of College Park
15. Request for approval of Renewal of a Home Business – Architect
Christopher Hinton
3 Glowing Star Place

Lot 0039 Block 03, Section 0006 Village of Sterling Ridge

16. Request for approval of Renewal of a Home Business – Imports and distribution of Food products
Juan G Penaherrera
30 West Sawyer Ridge Drive
Lot 02, Block 03, Section 35 Village of Creekside Park
17. Request for approval of Renewal of a Home Business – Engineering Consulting Services
Beat Kuettel
10 Spooner Ridge Ct
Lot 20 Block 01 Section 17 Village of Alden Bridge
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jacob P & Priscilla J Daniels
89 North Frontera Circle
Lot 12, Block 2, Section 61 Village of Sterling Ridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
AJAT Properties Series LLC Series A
114 Sage Blue Court
Lot 27, Block 1, Section 16 Village of Alden Bridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Emiliano P Asaf & Lizette L Padilla
22 Pintuck Place
Lot 55, Block 1, Section 12 Village of Creekside Park
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Alurelio L Caloca
27 Fraiser Fir Place
Lot 30, Block 1, Section 5 Village of Creekside Park
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gonalo R & Maria E Celorio
78 South Dove Trace Circle
Lot 3, Block 2, Section 24 Village of Indian Springs TWA
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
James V Cooper III
14 Clements Square Place
Lot 4, Block 8, Section 33 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.
Delkor LLC
103 East Jagged Ridge Circle
Lot 32, Block 5, Section 14 Village of Creekside Park

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
FCLB Holdings LLC Series D
10 Peaceful Canyon Circle
Lot 3, Block 2, Section 10 Village of Indian Spring TWA
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gattini LLC
2 East Wolf Cabin Circle
Lot 6, Block 5, Section 14 Village of Creekside Park
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Fernando Campos Gomez
139 West Arbor Camp Circle
Lot 70, Block 1, Section 4 Village of Creekside Park
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
John Harrison & Taylor Mehling
107 South Indigo Circle
Lot 4, Block 4, Section 9 Village of Indian Springs TWA
29. 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 & Li Minghua
181 South Hollylaurel Circle
Lot 1, Block 2, Section 16 Village of Alden Bridge
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Brenda Alvarado Ochoa
131 North Piney Plains Circle
Lot 7, Block 1, Section 8 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.
Maria D Ruiz
18 Canoe Bend Court
Lot 38, Block 1, Section 24 Village of Creekside Park
32. 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 Sahebjami
146 Golden Autumn Place
Lot 12 Block 03 Section 84 Village of Alden Bridge
33. Variance request for a proposed driveway widening will encroach the side 5 foot easement and exceeds the maximum hard surface area allowed.
Sam Sheldon

82 South Bantam Woods Circle
Lot 73, Block 1, Section 06 Village of Sterling Ridge

- 34. Variance request for a proposed patio cover that does not respect the 20 foot rear setback.
Nicholas LaBouchardiere
81 Botanical Vista Drive
Lot 03, Block 02, Section 32 Village of Creekside Park West
- 35. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear setback.
Montte Villarreal
87 Hamlin Lake Drive
Lot 04, Block 01, Section 09 Village of Creekside Park West
- 36. Variance request for a proposed circular driveway that will exceed 45% maximum coverage of hard surface area allowed for the lot, lot width is less than 85 feet wide at the front lot line and driveway exceeds 12 feet in width where it meets current driveway.
Gregory J McKellar
74 South Taylor Point Drive
Lot 33 Block 01 Section 13 Village of Alden Bridge
- 37. Variance request for existing shed that does not respect the side five foot easement
Ryan Cahoon
11 Wimberly Way
Lot 03, Block 01, Section 03 Village of Harper's Landing in College Park
- 38. Variance request for an existing storage shed that exceeds the maximum height allowed and does not respect the rear ten foot easement.
Campos Management Trust
27 Ginger Bay Place
Lot 47 Block 03 Section 03 Village of Alden Bridge
- 39. Variance request for an existing fence stain that is not an approved color.
C. Raymond and Kim Lane
12 Mariposa Woods Drive
Lot 20, Block 01, Section 39 Village of Creekside Park West

IX. Consideration and action concerning GPC Real Estate and Construction and contractor compliance deposit fees.

X. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic.

XI. Member Comments



XII. Staff Reports

A handwritten signature in black ink that reads "Reshika B. Liso".

XIII. Adjourn

Covenant Administration Manager
For The Woodlands Township