

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 20th, 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
October 20th, 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 September 15th, 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 to update the committee regarding ongoing legal action regarding failure to comply with the Covenant and Standards for outstanding violations on the property.**
VWW Property Corp / The Village at The Woodlands Waterway
2323 Lake Robbins Drive
Lot 0650 Block 0547 Section 0060 Village of Town Center
- VIII. **Consideration and Action of the TWA Residential Items, Applications and/or Covenant Violations.**
 1. Variance request for proposed tree removals for proposed solar panels that do not fall within the Standards for tree removals.
Sommerville M Atily
83 North Merryweather Circle
Legal Description Lot 55 Block 01 Section 82 Village of Alden Bridge
 2. Variance request for existing artificial foliage attached to a wrought iron fence.
Shannon Starkweather
135 East Jagged Ridge Circle
Lot 24, Block 05, Section 14 Village of Creekside Park
 3. Request for Rehearing regarding the Development Standards Committee action for a portable basketball goal located on the Cul-de-Sac in the street right of way of Whitbarrow Place, which was reviewed by the full committee and acted on at the meeting of September 1, 2021.
Daniel Zaleski
15 Whitbarrow Place
Lot 04, Block 01, Section 28 Village of Creekside Park West

4. 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

IX. Consideration and Action of the Commercial Items, Applications and Covenant Violations.

- A. 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
- B. Variance request to amend the conditions of approval regarding the installation of a monument sign landscape bed with permanent concealed irrigation.
Shadowbend Partners / RH Insurance Agency & Mobility Chiro Therapy
5202 Shadowbend Place
Lot 0220 Block 0163 Section 0043 Village of Cochran's Crossing
- C. Variance request for the proposed monument sign panel that is proposed to include two tenant names on one panel with one that has a tagline and a logo that is not trademarked.
Evergreen Office 2012 LLC / Lauren & Co. Luxury Real Estate
1070 Evergreen Circle, Suite 200
Lot 0460 Block 0599 Section 0999 Village of Town Center
- D. Consideration and action for the proposed temporary placement of a construction dumpster for a new tenant interior remodel.
1997 Hancock Family LP / Ubreakifix
3026 College Park Drive, Suite B
Lot 9018 Block 0555 Section 0999 Village of College Park
- E. Variance request for the existing building sign that includes a logo that is not trademarked and exceeds the maximum size allowed.
The Fenway Venture LLC / Halo Labs
8105 Kuykendahl Road, Suite 200
Lot 4100 Block 0257 Section 0047 Village of Alden Bridge
- F. Consideration and action for existing tree replants located in the HEB parking lot islands.
IMI MSW LLC / Trademark Property
9595 Six Pines Drive, Suite 1570
Lot 7111 Block 0599 Section 0999 Village of Town Center
- G. Consideration and action for the proposed preliminary plans to modify the parking lot and install additional parking spaces.
Steele Industries, LLC
61 Carlton Woods Drive
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

- H. Consideration and action for proposed patio furniture replacement.
24 Waterway LLC / Bar Louie
24 Waterway Avenue, Suite 175
Lot 2640 Block 0599 Section 0999 Village of Town Center

- I. Consideration and action for the proposed courtyard renovation.
Steele Industries, LLC
61 Carlton Woods Drive
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

- J. Consideration and action for the proposed permit renewal for existing safety signage.
US Regency Alden Bridge LLC / Alden Bridge Shopping Center
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

- K. Consideration and action for the proposed permit renewal for existing safety signage.
Indian Springs at The Woodlands LTD / Indian Springs Shopping Center
6777 Woodlands Parkway
Lots 0500 Block 0592 Section 0060 Village of Indian Springs

- L. Consideration and action for the proposed permit renewal for existing safety signage.
REG8 Sterling Ridge / Sterling Ridge Shopping Center
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

- M. Consideration and action for the proposed permit renewal for existing safety signage.
Regency Centers LP / Panther Creek Shopping Center
4775 W. Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek

- N. Consideration and action for the proposed permit renewal for existing safety signage.
Regency Centers / Cochran's Crossing Shopping Center
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0100 Village of Cochran's Crossing

- O. Variance request for the proposed building sign that exceeds the maximum letter height allowed and includes a border that does not comply with the shopping center criteria.
US Regency Alden Bridge LLC / Subway
8000 Research Forest Drive, Suite 320
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

- P. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Latrelles College Park LP / Wendy's
6670 Woodlands Parkway
Lot 0300 Block 0592 Section 0046 Village of Sterling Ridge

- Q. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
AF4 Woodlands LLC / Grappler's Lab
9391 Grogan's Mill Road, Suite B12
Lot 0210, Block 0599, Section 0999 Village of Research Forest

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

1. Consideration and action regarding a Short-Term Rental Renewal application.
Amanda and Jimmy Enriquez
2 E. Racing Cloud Court
Lot 20, Block 01, Section 46 Village of Panther Creek
2. Request for a rehearing for a variance for an existing color change that does not meet the standards for colors.
Gloria & Francisco Costa
18 North Circlewood Glen
Lot 09, Block 02, Section 09 Village of Panther Creek
3. Request for rehearing by Helen Wren, neighbor at 23 Smokerise Place, regarding previously approved patio cover at 27 Smokerise Place not being built according to the plans approved by Township Staff.
Lloyd & Kathryn Larkworthy (owner of improvement)
27 Smokerise Place
Lot 10, Block 06, Section 06 Village of Cochran's Crossing
Helen Wren (requestor)
23 Smokerise Place
Lot 11, Block 6, Section 06 Village of Cochran's Crossing
4. Consideration and action regarding a request by a homeowner to amend the Neighborhood Criteria for section 48 of the Village of Cochran's Crossing restricting the driveway material to pebble stone only, and other considered changes.
Owners of Section 48
All lots in Section 48 Village of Cochran's Crossing
5. Variance request for a proposed fence that will be made of a PVC material which is not an approved fence material.
Michael and Meril Markley
10903 Loggers Lucks Place
Lot 20, Block 02, Section 02 Village of Grogan's Mill
6. Variance request for an existing rear yard detached structure ("catio") that encroaches into the setback, the easement and has wire fencing which is not an approved material.
Janeen Osina
125 Grogan's Point Drive
Lot 07, Block 01, Section 49 Village of Grogan's Mill
7. Variance request for the existing driveway widening that exceeds the maximum hard surface and width allowed and encroaches into the easement.
Dominique Price
2829 S Logrun Circle
Lot 02, Block 02, Section 02 Village of Grogan's Mill

8. Variance request for existing fence that is built with the construction side facing out.
Ladd & Susan Tucek
98 Quiet Oak Circle
Lot 77, Block 02, Section 05 Village of Cochran's Crossing
9. Variance request for existing fence that is built with the construction side facing out.
Keith Henderson
50 Eagle Rock Place
Lot 44, Block 01, Section 04 Village of Indian Springs
10. Variance request for existing fence that was built with the construction side facing out.
Cristian Craioveanu
49 South Brookberry Court
Lot 25, Block 03, Section 12 Village of Panther Creek
11. Variance request for a proposed new home construction that encroaches into the side setback and exceeds the maximum living area allowed as set by the Neighborhood Criteria.
Adrian Aguirre Ojeda and Miriam Georgina Perez Lamadrid Campoy
25 Huntsmans Horn Circle
Lot 12, Block 01, Section 35 Village of Grogan's Mill
12. Variance request for a proposed room addition that exceeds the maximum living area allowed.
Michelle Villareal
10737 N Autumnwood Way
Lot 02, Block 01, Section 30 Village of Grogan's Mill
13. Variance request for a proposed play structure that would have an elevated floored area that exceeds the maximum height allowed.
Robert Barnum
19 Eagle Rock Place
Lot 30, Block 01, Section 04 Village of Indian Springs
14. Consideration and action regarding a home business renewal permit.
Petrene Soames
19 Emery Cliff Place
Lot 12, Block 04, Section 06 Village of Cochran's Crossing
15. Consideration and action regarding a home business permit.
Joseph Gannatal
5 Torch Pine Court
Lot 12, Block 02, Section 05 Village of Panther Creek
16. Consideration and action regarding a Short-Term Rental Renewal application.
Short-Term Rental application
Brooke Castle
78 Wind Whisper Court
Lot 55, Block 02, Section 38 Village of Grogan's Mill

17. Consideration and action regarding a Short-Term Rental application.
Gabriel Rocha w/Elizabeth Rocha as Power of Attorney
86 Rockridge Drive
Lot 08, Block 61, Section 01 Village of Indian Springs (WCA)
18. Consideration and action regarding a Short-Term Rental Renewal application.
Roderick Herreman
52 South Brookberry Court
Lot 35, Block 03, Section 12 Village of Panther Creek
19. Consideration and action regarding a Short-Term Rental application.
Alma Orozco
59 Acorn Cluster Court
Lot 0004, Block 0002, Section 0035 Village of Panther Creek
20. Variance request for the existing patio that encroaches the 5 ft right side easement.
Craig Calligan
51 Acorn Cluster Court
Lot 02, Block 02, Section 35 Village of Panther Creek
21. Variance request for a portion of a replacement fence that exceeds the maximum height allowed.
Deborah Crawford
55 North Lakemist Harbour Place
Lot 07, Block 01, Section 38 Village of Panther Creek
22. Variance request for an existing left side fence that exceeds the maximum height allowed.
Kenneth Ray Sanderson
3 Palmer Green Place
Lot 20, Block 05, Section 55 Village of Cochran's Crossing
23. Variance request for an existing rear fence that does not comply with the height and style requirements per the Neighborhood Criteria for the lot.
Derek & Juli Mills
201 Purple Slate Place
Lot 17, Block 03, Section 37 Village of Cochran's Crossing
24. Variance request for existing driveway widening that exceeds the width allowed.
Gerald Andrea
118 Bitterwood Circle
Lot 20, Block 02, Section 20 Village of Panther Creek
25. Variance request for existing walkway that exceeds the maximum hard surface area allowed and an existing front yard patio that encroaches the 25-foot platted building line and exceeds the maximum hard surface area allowed.
Carlos Calderon
48 West Tallowberry Drive
Lot 13, Block 01, Section 07 Village of Panther Creek

26. Variance request for an existing garage conversion that encroaches past the twenty-five-foot rear setback.
Jay Russell Palmore
39 Candler Place
Lot 24, Block 01, Section 40 Village of Cochran's Crossing
- XI. **Consideration and action to accept the proposed amendments to Section 2.5 of the Commercial Planning and Design Standards that were adopted by the Development Review Committee and Community Standards Committee on October 5, 2021.**
- XII. **Consideration and discussion for scheduling meetings for revisions to the Residential Development Standards.**
- XIII. **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.**
- XIV. **Member Comments**
- XV. **Staff Comments and Reports**
- XVI. **Adjourn**

To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov


Covenant Administration Manager
For The Woodlands Township

