

## 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 November 30, 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 November 3, 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 window removal for the installation of a walk-up ATM machine.  
IMI MSW LLC / TDECU  
9595 Six Pines Drive, Suite 1500  
Lot 7111 Block 0599 Section 0999 Village of Town Center
  - B. Consideration and action for the proposed installation of an artistic cross to include landscape modifications.  
Diocese of Galveston / Saints Simon & Jude Catholic Church  
26777 Glen Loch Drive  
Lot 0421 Block 0045 Section 0007 Village of Panther Creek
  - C. Consideration and action for the proposed drainage, modifications to the walkway and an additional crushed granite path.  
Diocese of Galveston / Saints Simon & Jude Catholic Church  
26777 Glen Loch Drive  
Lot 0421 Block 0045 Section 0007 Village of Panther Creek
  - D. Consideration and action for proposed patio seating.  
REG8 Sterling Ridge / Cava  
6700 Woodlands Parkway, Suite 170  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
  - E. Variance request for proposed temporary signage announcing a new business that exceeds the size and time limit allowed and advertises products offered within the business.  
REG8 Sterling Ridge / Cava  
6700 Woodlands Parkway, Suite 170  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

- F. Consideration and action for an existing permanent storage container located at the rear of the building.  
Regency Centers / CVS  
4747 Research Forest Drive, Suite 450  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- G. Variance request for a proposed building sign that has a logo that is not trademarked and has letters that do not meet the minimum height requirement.  
Regency Centers LP/ Motiv Fitness  
4747 Research Forest Drive, Suite 100  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- H. Variance request for proposed monument sign panels that are not of equal size.  
SC Woodlands LLC / HerKare & Low T Center  
6886 Woodlands Parkway, Suites B & C  
Lot 0107 Block 0499 Section 0046 Village of Sterling Ridge
- I. Variance request for the proposed tree replants that are not on the approved plant list and may not meet the size requirement.  
IMI MSW LLC / Market Street the Woodlands  
9595 Six Pines Drive  
Lot 7111 Block 0599 Section 0999 Village of Town Center

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

- 1. Consideration and action regarding a proposed concept new home construction with related tree removal.  
Partners In Building LP  
2 North Circlewood Glen  
Lot 01, Block 02, Section 09 Village of Panther Creek
- 2. The proposed concept new home construction with related tree removal requires review and action.  
Partners in Building LP  
133 S Timber Top Drive  
Lot 30, Block 02, Section 15 Village of Grogan's Mill
- 3. The proposed tree removal for survey equipment access in proposed driveway location requires review and action.  
Partners in Building LP  
133 S Timber Top Drive  
Lot 30, Block 02, Section 15 Village of Grogan's Mill
- 4. Consideration and action regarding a proposed concept new home construction with related tree removal.  
Partners in Building LP  
2 E Trillium Circle  
Lot 73, Block 03, Section 19 Village of Cochran's Crossing
- 5. The proposed concept new home construction with related tree removal requires review and action by the Development Standards Committee.  
Partners in Building LP  
1506 E Red Cedar Circle  
Lot 41, Block 01, Section 10 Village of Grogan's Mill

6. Consideration and action regarding a demolition of existing home and swimming pool.  
6versus LLC  
98 Hollymead Drive  
Lot 21, Block 04, Section 09 Village of Cochran's Crossing
7. Consideration and action for a Short-Term Rental application.  
Ivan A. Garcia Contreraras and Anais R. Garcia  
23 Dellforest Court  
Lot 41, Block 02, Section 09, Village of Panther Creek
8. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 25' setback.  
Scott Benedetto  
98 North Curly Willow Circle  
Lot 09, Block 01 Section 15 Village of Creekside Park West
9. Variance request for a proposed roof that does not comply with the Development Criteria for Creekside Park West Section 13.  
Roger Ingersoll  
66 West Canyon Wren Circle  
Lot 14, Block 02, Section 13 Village of Creekside Park
10. Variance request for existing trellises that exceeds the maximum height allowed.  
Joshua Peterson  
115 North Thatcher Bend Circle  
Lot 30, Block 01, Section 34 Village of Creekside Park
11. Variance request for a fence that exceeds the maximum height and is a different style than allowed by the Development Criteria for Sterling Ridge Section 9.  
Raymond and Leslie Perez  
135 Hansom Trail Street  
Lot 08, Block 02, Section 09 Village of Sterling Ridge
12. Variance request for a fence that exceeds the maximum height and is a different style than allowed by the Development Criteria for Sterling Ridge Section 75.  
Olga Prieto Gutierrez  
39 Powers Bend Way  
Lot 09, Block 01, Section 75 Village of Sterling Ridge
13. Variance request for a proposed pool that will exceed the maximum amount of water surface.  
Max Bachrach  
38 Clingstone Place  
Lot 65 Block 01 Section 50 Village of Alden Bridge
14. Request for approval of a Short Term Rental property.  
Gene Halleck  
2 South Greywing Place  
Lot 07, Block 01, Section 06 Village of Alden Bridge
15. Variance request for existing playhouse that does not respect the rear ten foot easement.  
Chris Bates

146 South Arrow Canyon Circle  
Lot 18, Block 01, Section 03 Village of Creekside Park

16. Variance request for an existing shed that does not respect the side five foot easement.  
Chris Bates  
146 South Arrow Canyon Circle  
Lot 18, Block 01, Section 03 Village of Creekside Park
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
18 Shallowford LLC  
18 Shallowford Place  
Lot 23, Block 1, Section 11 Village of Creekside Park West
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jeffrey S & Teri M Bateman  
18 Nila Grove Court  
Lot 61, Block 2, Section 3 Village of Harper's Landing at College Park
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
General Brooks Jr.  
47 South Rambling Ridge Place  
Lot 44, Block 1, Section 8 Village of Harper's Landing at College Park
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Brian K & Patricia A Campbell  
54 Pipers Meadow Street  
Lot 4, Block 2, Section 55 Village of Alden Bridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Clint A & Kimberly A Capstin  
23 Jaden Oaks Place  
Lot 19, Block 1, Section 24 Village of Creekside Park West
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jason & Brooke Elizabeth Castle  
7 West Cottage Green Street  
Lot 17, Block 3, Section 35 Village of Alden Bridge
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Berardino & Vanessa V Cimetta  
70 South Camellia Grove Circle  
Lot 23, Block 1, Section 80 Village of Alden Bridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jacob Daniels

6 Yarbrough Bend Court  
Lot 23, Block 5, Section 15 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.  
Christopher T & Jessica N Davies  
78 North Misty Dawn Drive  
Lot 44, Block 2, Section 5 Village of Harper's Landing at College Park
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Craig D & Shana L Eads  
115 South Goldenvine Circle  
Lot 9, Block 2, Section 65 Village of Alden Bridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jorge A Garcia  
55 East Montfair Boulevard  
Lot 4, Block 2, Section 75 Village of Sterling Ridge
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Megan Hershfeld  
10 Tidwillow Place  
Lot 35, Block 2, Section 2 Village of Creekside Park West
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Yaakob Matas & Heather L Davis  
31 Fury Ranch Place  
Lot 41, Block 1, Section 24 Village of Creekside Park
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Steven N Minarik  
118 South Evangeline Oaks Circle  
Lot 17, Block 3, Section 74 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.  
Jorge Ortiz & Erika Barragan  
94 East Heritage Mill Circle  
Lot 12, Block 3, Section 2 Village of Creekside Park West
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Richard Taylor  
6 Harmony Hollow Court  
Lot 35, Block 3, Section 11 Village of Harper's Landing at College Park
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

Standards for outstanding violations on the property.  
Patricio Velez Rosado  
106 Cedar Hammock Trail  
Lot 12, Block 2, Section 37 Village of Creekside Park West

34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Roberto P Torres & Lucia M Salgado  
14 Barker Ridge Court  
Lot 7, Block 1, Section 86 Village of Sterling Ridge
35. Variance request for proposed pool/spa with decking that does not respect the rear ten foot easement.  
Dennis Aaron  
46 Carlyle Place  
Lot 02, Block 01, Section 01 Village of Sterling Ridge
36. Variance request for an existing basketball goal that is not located at least 20 feet from the street pavement edge or no less than halfway up the drive or adjacent to the dwelling or garage and does not comply with the Standards.  
Anthony and Amy Nash  
203 Rockwell Park Blvd  
Section 15, Block 01, Lot 09 Village of Creekside Park
37. Variance request for existing fence stain that is not an approvable color  
Gregory Johnson  
22 Quiet Yearling Place  
Lot 07, Block 01, Section 01 Village of Creekside Park West
38. Variance request for an existing play structure/house with rock wall that does respect the side and rear easements as required by the Standards.  
Mike Devoley  
35 Orchid Grove Place  
Lot 19, Block 2, Section 7 Village of Harper's Landing in College Park
39. Variance request and concept approval for a proposed detached cabana with living area that does not respect the 25 foot rear setback.  
Alejandro Vanags  
86 South Bantam Woods Cir  
Lot 72, Block 01, Section 06 Village of Sterling Ridge
40. Variance request for tree removals that do not meet Standards for removal.  
Khaled Adham  
61 East Sandalbranch Circle  
Lot 13 Block 02 Section 18 Village of Alden Bridge
41. Variance request for an existing fence that exceeds the maximum height allowed.  
Khaled Adham  
61 East Sandalbranch Circle  
Lot 13 Block 02 Section 18 Village of Alden Bridge
42. Request to reconsider the Development Standards Committee decision on October 20, 2021, 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

- 43. Request to reconsider the Development Standards Committee decision on July 7, 2021 for a fireplace that may have negative neighbor impact.  
Enrique Heredia  
42 Blairs Way  
Lot 04, Block 01, Section 23 Village of Creekside Park West
- 44. 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
- 45. Variance request for an existing trash can enclosure that is not set back at least one foot from the front façade of the home and does not have evergreen vegetation screening the enclosure from the adjacent property and street.  
Cade C. Lutz  
3 Webb Creek Place  
Lot 01 Block 01 Section 46 Village of Alden Bridge
- 46. Variance request for existing garage door color that may not be in keeping with character of neighborhood.  
Youssef Medhous  
14 South Spring Brook Ct  
Lot 24 Block 01, Section 02 Village of Sterling Ridge

- IX. Consideration and action concerning Cubo Builders and contractor compliance deposit fees.**
- X. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations, such as inclement weather and the Coronavirus (COVID-19) Pandemic.**
- XI. Consideration of items to be placed on the agenda by the committee or staff for an upcoming Development Standards Committee Meetings.**

- XII. Member Comments**
- XIII. Staff Reports and Comments**
- XIV. Adjourn**



*Kimberly C. McGee*  
Covenant Administration Manager  
For The Woodlands Township