

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 December 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
December 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 *See Guidelines (listed below).**
- III. **Consideration and action regarding the minutes of the meeting of November 17th, 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 of the TWA Residential Items, Applications and/or Covenant Violations.**

TWA-1 Variance request for a proposed pool/spa with decking and walkway that does not respect the side five foot easement.

Dennis Aaron
46 Carlyle Place
Lot 02, Block 01, Section 01 Village of Sterling Ridge

TWA- 2 Variance request for a proposed swimming pool and decking that exceeds the maximum water surface area and hard surface area allowed.

Kevin McClenahan
123 East Mirror Ridge Circle
Lot 47, Block 02, Section 18 Village of Indian Springs TWA

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

- A. Consideration and action for the proposed preliminary/final plans that include the addition of an exterior garden center, covered storage area and a generator located within the storage area.

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 window covering and/or tint.

Talents LLC / Orchid Nails
9955 Woodlands Parkway, Suite E
Lot 0625 Block 0078 Section 0046 Village of Sterling Ridge

- C. Variance request for the proposed monument panel that does not match the building sign.
Centro NP Holdings 12 SPE LLC / Shogun Japanese Grill & Sushi Bar
9420 College Park Drive, Suite 190
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- D. Consideration and action for a proposed fenced-in dog park.
HL-2LE Holding Company LLC / Two Lakes Edge
2000 Hughes Landing Boulevard
Lot 6504 Block 0547 Section 0999 Village of Town Center
- E. Consideration and action for the existing patio seating, umbrellas and portable heating units.
24 Waterway LLC / Baja Cantina
24 Waterway Avenue, Suite 160
Lot 2640 Block 0599 Section 0999 Village of Town Center
- F. Consideration and action for the proposed installation of a second temporary building.
The Ridge Community Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
- G. Consideration and action for existing reserved parking signs.
The Square M Property LLC / Behavioral Innovations
8101 Kuykendahl Road, Suite 100
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge
- H. Consideration and action for the proposed installation of a bird deterrent system.
Luisfina Corp
1500 Research Forest Drive
Lot 9380 Block 0350 Section 1000 Village of Research Forest
- I. Consideration and action for the proposed installation of trash receptacles.
Northex LLC / Terramont II
9950 Woodlands Parkway
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge
- J. Consideration and action for the proposed blade sign.
US Regency Alden Bridge LLC / Subway
8000 Research Forest Drive, Suite 320
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

- 1. Consideration and action for the demolition of an existing home that includes the removal of 4 trees.
Jose Villamediana
69 Huntsmans Horn Circle
Lot 31, Block 01, Section 35 Village of Grogan's Mill
- 2. Variance request for a conceptually proposed new home, that will exceed the maximum living area allowed.
Jose Villamediana

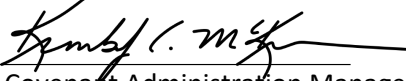
- 69 Huntsmans Horn Circle
Lot 31, Block 01, Section 35 Village of Grogan's Mill
3. Variance request for a conceptually proposed new home, that will exceed the maximum living area and hard surface area allowed.
White Sundance RE6 LLC
79 Huntsmans Horn Circle
Lot 36, Block 01, Section 35 Village of Grogan's Mill
 4. Variance request for a conceptually proposed new home, that will exceed the maximum living area.
Gregory Heath
201 Grogan's Point Rd
Lot 03, Block 01, Section 63 Village of Grogan's Mill
 5. Variance request for the proposed new home construction with tree removals that will exceed the maximum hard surface area allowed.
Home Expo Showcase LLC
114 S Timber Top Drive
Lot 07, Block 01, Section 15 Village of Grogan's Mill
 6. Variance request for the proposed pool that exceeds the maximum hard surface area allowed.
Home Expo Showcase LLC
114 S Timber Top Drive
Lot 07, Block 01, Section 15 Village of Grogan's Mill
 7. Variance request for trees requested for removal that do not meet The Standards for removal.
Brandon & Jessica Brame
263 N Silvershire Circle
Lot 15, Block 02, Section 43 Village of Cochran's Crossing
 8. Variance request for a previously acted upon Storage Shed that is located in the five-foot right-side utility easement and that causes an impact to neighboring properties.
AJABZ LIVING TRUST
54 Mystic Lake Circle
Lot 06, Block 01, Section 21 Village of Cochran's Crossing
 9. Variance request for an eight foot fence that exceeds the maximum height allowed and is being proposed to shield a storage shed that is located in an unapproved location, is in the five-foot right-side utility easement and that causes an impact to neighboring properties.
AJABZ LIVING TRUST
54 Mystic Lake Circle
Lot 06, Block 01, Section 21 Village of Cochran's Crossing
 10. Variance request for a proposed fence that will be built with the construction side facing outward from the lot.
Jason & Susan Soriano
47 S Flagstone Path Circle
Lot 44, Block 01, Section 42 Village of Cochran's Crossing

11. Variance request for the existing fence that was built with the construction members facing outward to the street and adjacent properties.
Dario Masid
34 Eagle Rock Place
Lot 40, Block 01, Section 04 Village of Indian Springs
 12. Variance request for an existing color change.
Gloria & Francisco Costa
18 North Circlewood Glen
Lot 09, Block 02, Section 09 Village of Panther Creek
 13. Variance request for a proposed patio cover that would encroach into the rear setback.
William Evans
210 South Berryline Circle
Lot 11, Block 02, Section 36 Village of Panther Creek
 14. Variance request for the proposed pool and decking that would exceed the maximum amount of hard surface area and water surface area allowed.
James Garrett
12 Terravale Court
Lot 47, Block 02, Section 11 Village of Panther Creek
 15. Variance request for the three existing decorative shade cover structures attached to the fence that exceed the maximum hard surface area allowed, encroach the rear easement and left side easements and/or side setback.
Carlos Calderon
48 West Tallowberry Drive
Lot 13, Block 01, Section 07 Village of Panther Creek
 16. Variance request for a proposed fence will not be setback at least three feet from the front façade of the home.
Eric J Teltschik
24 Kittiwake Court
Lot 16, Block 01, Section 23 Village of Grogan's Mill
 17. Variance request for existing fence that has been built with the construction members facing outward from the lot.
Sean Pelow
78 Winter Wheat Circle
Lot 10, Block 01, Section 06 Village of Indian Springs
 18. Consideration and action to amend the Neighborhood Criteria for section 48 of the Village of Cochran's Crossing
Owners of Section 48
All lots in Section 48 Village of Cochran's Crossing
- X. **Consideration and action of the proposed schedule for the Development Standards Committee and the Joint Session of the Residential Design Review Committee Chairs and Development Standards Committee for 2022.**
 - XI. **Consideration and action to adopt the proposed revisions to the Residential Development Standards.**
 - XII. **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.

- XIII. Consideration of items to be placed on the agenda by the Committee or staff for an upcoming Development Standards Committee Meeting.
- 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

