

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 March 2, 2022, 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 February 2, 2022.**
- 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. Variance request for the proposed building sign that does not include a registered trademark logo.
The Square M Property LLC / Sports Cryo Intra V
8101 Kuykendahl Road, Suite 300
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge
 - B. Consideration and action for the proposed roof replacement including solar powered attic vents.
Christ Church United Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing
 - C. Consideration and action for the proposed color change and staging area.
Alden Landing PT LLC / Alden Landing Apartments
7575 Gosling Road
Lot 0001 Block 0051 Section 0067 Village of Alden Bridge
 - D. Consideration and action for the proposed window replacement throughout the property.
Apple Hill I TIC LLC ETAL / The Park at Research Forest Apartments
8900 Research Park Drive
Lot 0101 Block 0547 Section 0000 Village of Research Forest
 - E. Consideration and action for the proposed cell tower equipment upgrade and groundwork that includes a new raised platform and generator.
The Woodlands Commercial Prop / T-Mobile
8100 Millennium Forest Drive
Lot 0100 Block 0163 Section 0067 Village of Cochran's Crossing

- F. Consideration and action for the proposed color change.
Extra Space Properties TWO LLC / Extra Space Storage
12190 W Branch Crossing Drive
Lot 0120 Block 0078 Section 0046 Village of Sterling Ridge

- G. Consideration and action for the proposed forest preserve reforestation plan resulting from unapproved mid growth clearing.
Latrelles College Park LP / Wendy's
6670 Woodlands Parkway
Lot 0300 Block 0592 Section 0046 Village of Sterling Ridge

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

- 1. Variance request for a proposed front door expansion exceeds maximum living area allowed by 12 square feet per the Development Criteria for Section 36, Sterling Ridge.
Doran Oancia
34 North Terrace Mill Circle
Lot 13 Block 01, Section 36 Village of Sterling Ridge

- 2. Proposed room addition will exceed the maximum living area allowed per the Development Criteria for Section 76 of Alden Bridge.
Dakshina M. Valiveti
114 West Hobbit Glen Drive
Lot 20 Block 01 Section 76 Village of Alden Bridge

- 3. Variance request for a proposed room addition that exceeds the maximum living area allowed per the Development Criteria for Section 4, Sterling Ridge.
Karen Hughey
30 East Thymewood Place
Lot 06 Block 01, Section 04 Village of Sterling Ridge

- 4. Variance request for a proposed patio cover with fireplace and summer kitchen that encroaches the rear 20 foot setback.
Darryl Centanni
70 West Mirror Ridge Circle
Lot 09, Block 01, Section 18 Village of Indian Springs (TWA)

- 5. Variance request for proposed paver patio that does not respect the 10 foot rear easement.
Mark Crabbe
19 Kayak Ridge Drive
Lot 05, Block 02, Section 01 Village of Creekside Park

- 6. Variance request for proposed paving and privacy wall that does not respect the five foot side easement.
Steven McNeely
45 Seasonal Crest Circle
Lot 26, Block 01, Section 38 Village of Creekside Park West

- 7. Variance request for a proposed rear fence that will exceed the maximum height allowed.
Mark Edward Anderson
18 Bardsbrook Circle
Lot 05 Block 03, Section 39 Village of Sterling Ridge

8. Variance request for an existing Little Free Library that is in the Street Rights of Way.
Christian Cuesta
6 Cane Mill Place
Lot 21 Block 03 Section 13 Village of Alden Bridge
9. Variance request for existing paving that does not respect the side five foot and rear 10 foot easements.
Stacy L Wolf
63 Rhapsody Bend Drive
Lot 48, Block 01, Section 27 Village of Sterling Ridge
10. Variance request for an existing trellis that exceeds the maximum height allowed and artificial turf application was submitted without the required cross section of base layers..
Jason Piefer
11 Julian Woods Place
Lot 24, Block 01, Section 20 Village of Indian Springs (TWA)
11. Variance request for an existing storage building encroaches into the 5 foot side yard easement and has an unacceptable plastic roof material for a detached building.
Michael P. Oviatt
31 Ginger Bay Place
Lot 46 Block 03 Section 03 Village of Alden Bridge
12. Variance request for existing play structure that does not respect the rear 10 foot easement and has an elevated floor area that exceeds the maximum height allowed.
Nicholas Khazzoum
71 Wyatt Oaks Drive
Lot 50, Block 02, Section 22 Village of Creekside Park West
13. Variance request for existing driveway borders that exceed the maximum width allowed of 18" on each side of driveway.
Jerod Davenport
2 East Cottage Green Street
Lot 01 Block 04 Section 35 Village of Alden Bridge
14. Consideration and action regarding a Short-Term Rental application
Xiaomeng Jiang
94 East Trace Creek Dr
Lot 03, Block 2, Section 3, Village of Indian Springs
15. Request for approval for a renewal of a Short Term Rental property.
Rabia Shaikh
7 Old River Place
Lot 10, Block 2, Section 34 Village of Alden Bridge
16. Request for approval for a Short Term Rental property.
Dominic and Lauriane Jackson
6 Bowie Bend Court
Lot 40, Block 1, Section 1 Village of Harpers Landing at College Park

17. Request for approval for a Short Term Rental property.
Jeffrey & Noelani Solomon
67 North Rambling Ridge Place
Lot 58, Block 2, Section 4 Village of Harpers Landing at College Park
18. Request for approval for a Home Business - Consultant/Advisor on logistics.
Arthur J. Bredehoft
10 East Cottage Green Street
Lot 03 Block 04 Section 35 Village of Alden Bridge
19. Request for approval for a Home Business - Firearms
Dustin Bruce
10 Fury Ranch Place
Lot 58, Block 01, Section 24 Village of Creekside 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.
John A & Guldina Matt
15 West Beckonvale Circle
Lot 2, Block 2, Section 6 Village of Sterling Ridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Christopher L & Megan B Reed
74 North Bluff Creek Circle
Lot 24, Block 2, Section 73 Village of Alden Bridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Edgar Sanjuanero
46 Wood Drake Place
Lot 58, Block 1, Section 4 Village of Creekside Park West
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Shelly Felton
76 Benton Woods Court
Lot 2, Block 1, Section 43 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.
Travis Gilbert
154 West Drifting Shadows Circle
Lot 56, Block 1, Section 4 Village of Harper's Landing at College 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.
Elaine P Jaranilla
123 South Spinning Wheel Circle
Lot 4, Block 2, Section 56 Village of Sterling Ridge

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Rojas Family Trust
15 Garden Lodge Place
Lot 26, Block 3, Section 26 Village of Sterling Ridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Hector Maximiliano Cabrejos Saavedra
123 East Sundance Circle
Lot 22, Block 3, Section 59 Village of Alden Bridge
28. 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.
Anthony and Amy Nash
203 Rockwell Park Blvd
Section 15, Block 01, Lot 09 Village of Creekside Park
29. Variance request for a 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.
Christopher Laursen
11 Glory Garden Way
Lot 04, Block 06, Section 36 Village of Creekside Park
30. Request for Rehearing for a proposed exterior color change on a new home construction that was previously disapproved by the Development Standards Committee on February 2, 2022.
Jonathon Johnson
38 West Bracebridge Circle
Lot 12 Block 03, Section 12 Village of Indian Springs TWA
31. Request for Rehearing for existing walkways that exceed the maximum width of four feet allowed, are not located a minimum of one foot from the property lines and exceed the maximum percent coverage of 45% of hard surface area allowed on the lot that was previously disapproved by the Development Standards Committee on January 5, 2022.
Ahmad R Sahebjami
146 Golden Autumn Place
Lot 12 Block 03 Section 84 Village of Alden Bridge
32. Variance request for Concept Proposed detached patio cover, fireplace and summer kitchen that will not respect the 20 foot rear setback, and size, mass, scale, proportion may have an adverse impact on adjacent properties and in the neighborhood.
John Packard
7 Petaldrop Place
Lot 31, Block 1, Section 64 Village of Alden Bridge
33. Variance request for a Proposed Patio cover that encroaches the 10 foot and 25 foot platted building line and 10 foot easement, is not in keeping with the character of the neighborhood and is not architecturally compatible.
Allen Kinchen
3 Quince Tree Place
Lot 98, Block 02, Section 04 Village of Harpers Landing in College Park

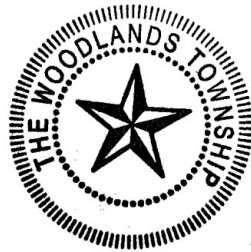
34. Variance request for a proposed Pergola and Summer Kitchen do not respect the rear 14 foot and 10 foot easements and plans are not sealed as required by the Standards.

Pablo A Delgado
3 Pascale Creek Place
Lot 105, Block 01, Section 21 Village of Sterling Ridge

35. Status report of the conditions set forth by the Development Standards Committee at their meeting of June 2, 2021.

Jantzen and Tashanna Thorns
23 Thundercloud Place
Lot 24, Block 02, Section 27 Village of Creekside Park West

- IX. **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.**
- X. **Consideration and Discussion of the Operating Procedures of the Development Standards Committee.**
- XI. **Consideration and action regarding proposed Development Standards Committee morning workshop dates.**
- XII. **Consideration of items to be placed on the agenda by the committee or staff for an upcoming Development Standards Committee Meetings.**
- XIII. **Member Comments**
- XIV. **Staff Reports and Comments**
- XV. **Adjourn**



Covenant Administration Manager for The Woodlands Township