

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 April 20th, 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:

Development Standards Committee

April 20th, 2022, 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 March 16th, 2022.**
- 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 matters 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 regarding Variance request for the proposed ADA pathway installation that encroaches into the forest preserve and county road right of way.**
VWW Property Corp / The Village at The Woodlands Waterway
2323 Lake Robbins Drive
Lot 0650 Block 0547 Section 0060 Village of Town Center
- IX. **Consideration and action regarding a request by the neighbor at 86 N Windsail Place, to appeal the decision of the Residential Design Review Committee, regarding the conditional approval of application for pool equipment location and associated conditions for clarifications modifications to plans, including any required consultation with legal counsel.**
Richard & Jennifer Borstmayer (Pool equipment owner)
82 North Windsail Place
Lot 28, Block 01, Section 33 Village of Panther Creek
Phaedra Powilanska-Burnell & Lawsons Burns (concerned neighbor and appeal requestor)
86 North Windsail Place
Lot 27, Block 01, Section 33 Village of Panther Creek
- X. **Consideration and Action of The Woodlands Association (TWA) Residential Items, Applications and Covenant Violations.**
 - T1. **Variance request for a patio cover, pool and outdoor bathroom that exceed the maximum hard surface area allowed for the property.**
Blaise A. Hupy
15 East Russet Grove Circle
Lot 32 Block 02 Section 75 Village of Alden Bridge

T2. Variance request for tree removal(s) that do not meet Standards for removal.
Juan Jose Ortega Jimenez
47 West Pipers Green Street
Lot 07 Block 01 Section 100 Village of Alden Bridge

T3. Variance request for tree removal(s) that do not meet Standards for removal.
Billy J. Smith
51 West Pipers Green Street
Lot 06 Block 01 Section 100 Village of Alden Bridge

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

A. Consideration and action for the proposed generator and switch gear installation which will require tree and vegetation removal.
Dayton Hudson Corporation / Target
1100 Lake Woodlands Drive
Lot 0590 Block 0599 Section 0999 Village of Town Center

B. Variance request for the proposed LED lighting upgrade that in some areas, will exceed the maximum foot candle level at the property line.
Diocese of Galveston / Saint Anthony of Padua
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing

C. Variance request for the proposed conceptual monument sign that exceeds the maximum size allowed and includes address numbers that are not centered or in the upper corner closest to the street.
Shoppes on Sawdust LLC
1440 Sawdust Road
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill

D. Consideration and action for the proposed modification to two village center monument signs to increase the size of the anchor tenant's lettering; and variance request for the sign on Research Forest to not include address numbers.
US Regency Alden Bridge LLC
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

E. Variance request for two proposed building signs, one of which is not oriented to a street on which the building has frontage, and do not include raceways in accordance with the center criteria.
GRI Woodlands Crossing LLC / Alspaugh's Ace Hardware of The Woodlands
10860 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs

F. Variance request for the proposed building sign that includes a business clarifier, raceway and exceeds the maximum height allowed.
Regency Centers LP / TREK Bikes
4747 Research Forest Drive, Suite 145
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

- G. Consideration and action for existing rooftop exhaust system and proposed vegetative screening.
Dirk D. Laukien / KBI Biopharma
2635 Technology Forest Boulevard
Lot 9385 Block 0547 Section 0999 Village of Research Forest
- H. Consideration and action for existing reserved parking signs.
AF4 Woodlands LLC / Texas Pools
2408 Timberloch Place, Suite B5
Lot 0320 Block 0547 Section 0006 Village of Town Center
- I. Consideration and action for the existing temporary dumpster.
Steele Industries, LLC
61 Carlton Woods Drive
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge
- J. 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 / Vitacca Vocational School for Dance
9391 Grogan's Mill Road, Suite B1
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- K. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
SNH FM Financing LLC / The Forum at The Woodlands
5055 W. Panther Creek Drive
Lot 0200 Block 0163 Section 0040 Village of Panther Creek

XII. Consideration and Action of the Woodlands Community Association (WCA) Residential Items, Applications and Covenant Violations.

- 1. Consideration and action for a rehearing request for the existing color change that was acted upon by the Development Standards Committee March 16, 2022.
Marlaur Holdings LLC
14 Summer Sprig Rd
Lot 15, Block 05, Section 28 Village of Grogan's Mill
- 2. Variance request to appeal the Cochran's Crossing Residential Design Review Committee's conditions and denial of requested trees to be removed.
Aida Castro
32 Tanager Trail
Lot 05, Block 02, Section 03 Village of Cochran's Crossing
- 3. Variance request for an existing fence that was built with the construction side facing outward from the lot.
John Reichardt
7 East Sunlit Forest Drive
Lot 06, Block 02, Section 22 Village of Panther Creek
- 4. Consideration and action regarding possible covenant violation for an existing fence.
Luis Munevar
3 Yellowwood Court
Lot 25, Block 02, Section 15 Village of Grogan's Mill

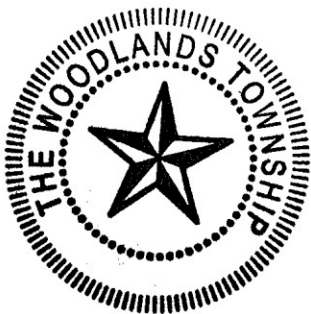
5. Variance request for the proposed room addition that would exceed the maximum hard surface area allowed.
Anthony Nguyen
19 S Brokenfern Dr
Lot 14, Block 02, Section 40 Village of Grogan's Mill
6. Variance request for a proposed pool and spa that would exceed the maximum hard surface area allowed.
Doug and Mary Hazlett
128 S Timber Top Dr.
Lot 14, Block 01, Section 15 Village of Grogan's Mill
7. Variance request for a proposed detached patio cover that will encroach into the six-foot side setback.
Luke & Yolanda Mace
118 Meadowspring Circle
Lot 09, Block 01, Section 33 Village of Cochran's Crossing
8. Variance request for the proposed detached gazebo and with fireplace that encroaches into the twenty-five-foot rear setback and causes the lot to exceed the maximum hard surface area allowed.
Alexandra Jones
9 Fernglan Drive
Lot 08, Block 03, Section 40 Village of Grogan's Mill
9. Variance request for a proposed fence that would exceed the maximum height allowed and includes portion of the fence with construction side members facing outward from the lot.
Dawn Hanson
7 East Rock Wing Place
Lot 04, Block 02, Section 32 Village of Panther Creek
10. Variance request for a proposed walkway that will exceed the maximum width allowed.
Greg Durio
223 N Tranquil Path
Lot 12, Block 03, Section 63 Village of Grogan's Mill
11. Variance request for the proposed circular driveway that will exceed the maximum width allowed.
Greg Durio
223 N Tranquil Path
Lot 12, Block 03, Section 63 Village of Grogan's Mill
12. Variance request for the existing driveway replacement that encroaches into the five-foot side easement.
Tim and Stacey Curran
4 Box Turtle Ln
Lot 02, Block 01, Section 32 Village of Grogan's Mill
13. Variance request for a driveway widening that would cause the driveway to exceed the maximum width allowed and would exceed the maximum amount of hard surface area allowed.
Michael Lowman
62 Smokestone Drive
Lot 21, Block 02, Section 29 Village of Panther Creek

14. Variance request for an existing fence that is not setback from the front façade of the home.
Andrew and Julie Ramzel
58 N Timber Top Drive
Lot 17, Block 04, Section 13 Village of Grogan's Mill
15. Variance request for an existing fence that exceeds the maximum height allowed.
Elaine & Clyde Mohr
334 S Silvershire Circle
Lot 25, Block 01, Section 43 Village of Cochran's Crossing
16. Variance request for an existing fence that exceeds the maximum height allowed.
Peti J Singletary
2502 Blackjack Oak Place
Lot 12, Block 04, Section 03 Village of Grogan's Mill
17. Consideration and action regarding the Short-Term Rental application.
Guillermo Orozco
59 Acorn Cluster Court
Lot 04, Block 02, Section 35 Village of Panther Creek
18. Consideration and action regarding the Short-Term Rental renewal application.
Melanie Johnson
98 Crystal Lake Lane
Lot 22, Block 04, Section 05 Village of Grogan's Mill
19. Consideration and action regarding the Short-Term Rental renewal application.
Jimmy & Amanda Enriquez
2 East Racing Cloud Court
Lot 20, Block 1, Section 46 Village of Panther Creek
20. Consideration and action regarding the Short-Term Rental renewal application.
Ariel Bernadette Frometa
17 Ridgeline Court
Lot 18, Block 02, Section 15 Village of Panther Creek
21. Consideration and action regarding the Short-Term Rental renewal application.
Karen Minga
186 Timber Mill
Lot 08, Block 3, Section 13 Village of Grogan's Mill
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Kurt Schmidt
3 E. Amberglow Circle
Lot 01, Block 01, Section 26 Village of Cochran's Crossing
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Alejandro "Alex" Macias
10 Liliium Court
Lot 17, Block 01, Section 13 Village of Grogan's Mill

- 24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Desmond Stapleton
14 Bridgeberry Court
Lot 04, Block 01, Section 22 Village of Cochran's Crossing
- 25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Ryan J. Kato
35 Bayginger Place
Lot 09, Block 03, Section 23 Village of Cochran's Crossing
- 26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Benjamin Benandict
51 Lavender Haze Court
Lot 03, Block 02, Section 37 Village of Cochran's Crossing

- XIII. **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.**
- XIV. **Consideration and action of a Development Standards Committee workshop date.**
- XV. **Consideration of items to be placed on the agenda by the Committee or staff for an upcoming Development Standards Committee Meeting.**
- XVI. **Member Comments**
- XVII. **Staff Comments and Reports**
- XVIII. **Adjourn**

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



Kimberly C. Misk
Covenant Administration Manager
For The Woodlands Township