

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 May 18th, 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
May 18th, 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.**
- III. **Consideration and action regarding the minutes of the meeting of April 20th, 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 of The Woodlands Association (TWA) Residential Items, Applications and Covenant Violations.**
 - T1. Consideration and action to appeal the Residential Design Review Committee action that disapproved the string lights.
Jaime Luis Velasco Masson
82 West Knightsbridge Drive
Lot 25 Block 01, Section 02 Village of Harpers Landing in College Park
- VIII. **Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Consideration and action for the proposed addition of an outdoor dining area.
HL-2LE Holding Company LLC / The Stand
2000 Hughes Landing Boulevard, F700
Lot 6504 Block 0547 Section 0999 Village of Town Center
 - B. Consideration and action for the existing and proposed reserved parking signs for multiple tenants.
AF4 Woodlands LLC / EKU Power Drives
2408 Timberloch Place, Suites A5 & C4
Lot 0320 Block 0547 Section 0006 Village of Town Center
 - C. Consideration and action for the existing reserved parking signs for multiple tenants.
AF4 Woodlands LLC / Texas Pools
2408 Timberloch Place, Suite B5
Lot 0320 Block 0547 Section 0006 Village of Town Center
 - D. Consideration and action for the existing reserved parking signs for multiple tenants.
AF4 Woodlands LLC / Sodzo Medical
2408 Timberloch Place, Suite A4

Lot 0320 Block 0547 Section 0006 Village of Town Center

- E. Consideration and discussion regarding the Development Standards Committee action of December 20, 2020.
AF4 Woodlands LLC / Binder Science LLC
9391 Grogan's Mill Road STE A-1
Lot 0210 Block 0599 Section 0999 Village of Grogan's Mill
- F. Consideration and action for the proposed courtyard and sports court area outdoor furnishings.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest
- G. Variance request for the existing monument panels that do not match the building sign or registered name of the business.
Centro NP Holdings 12 SPE LLC / Partners Dentures & Implants
9420 College Park Drive, Suite 230
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- H. Consideration and action for a proposed grease trap enclosure that will require a tree removal.
Terramont Retail Partners LLC / Mei Wei
30340 FM 2978, Suite 200
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge
- I. Variance request for the proposed forest preserve reforestation plan that includes plantings that do not meet the minimum size requirements.
JSB Wood LLC / Remax The Woodlands & Spring
6620 Woodlands Parkway
Lot 0200 Block 0592 Section 0046 Village of Sterling Ridge
- J. Consideration and action for the existing reserved drive thru parking and curbside pick-up signs.
System Capital Real Prop Corp / McDonald's
6730 Woodlands Parkway
Lot 0400 Block 0592 Section 0000 Village of Sterling Ridge
- K. Consideration and action for a proposed building sign.
Davis Holdings LP / Tumbleweeds & Notions
8021 Research Forest Drive, Suite D
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge
- L. Consideration and action for the proposed building and blade signs.
US Regency Alden Bridge LLC / Club Pilates
8000 Research Forest Drive, Suite 255
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- M. Consideration and action for the proposed replacement and addition of Verizon's rooftop cell tower equipment.
Chevron Phillips Chemical Co LP / Verizon
10001 Six Pines Drive
Lot 9035 Block 0599 Section 0999 Village of Town Center

- N. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Alden Bridge Complex LLC / Lyf Nails & Spa
3759 FM 1488, Suite 800
Lot 1907 Block 0549 Section 0047 Village of Alden Bridge

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

1. Variance request for a proposed fence made of finished cinderblock that will exceed the maximum height allowed.
Christopher and Kimberly Hill
19 Steepbank Drive
Lot 30, Block 01, Section 30 Village of Cochran's Crossing
2. Variance request for an attached patio cover that will encroach past the six-foot side setback and five-foot side easement and will exceed the maximum hard surface area allowed.
Jason and Dana Weber
18 Snowbird Place
Lot 112, Block 04, Section 04 Village of Cochran's Crossing
3. Variance request for the existing color change that was not considered architecturally compatible when acted upon by the Grogan's Mill Residential Design Review Committee and the Development Standards Committee.
Marlaur Holdings LLC
14 Summer Sprig Rd
Lot 15, Block 05, Section 28 Village of Grogan's Mill
4. Variance request for a proposed play structure that would exceed the maximum height allowed; additionally, the play structure exceeds the maximum square footage and height allowed for the elevated floor area.
Fred Royce Franzoni IV
1 Twelve Pines Court
Lot 20, Block 01, Section 14 Village of Panther Creek
5. Consideration and action of a request by the homeowner to appeal the action of the Residential Design Review Committee concerning the impact an existing play structure has on the neighboring property at 281 E. Golden Arrow Circle.
Hui Wang
277 E. Golden Arrow Circle
Lot 17, Block 01, Section 18 Village of Cochran's Crossing
6. Consideration and Action to proceed with enforcement, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Hui Wang
277 E. Golden Arrow Circle
Lot 17, Block 01, Section 18 Village of Cochran's Crossing
7. Variance request to appeal staff conditions of approval requiring the owner plant evergreen vegetation six feet in height at time of planting, adjacent to approved storage shed and existing wrought iron fence, in order to screen from view at ground level to the adjacent properties.

Patrick O'Conner
45 Quail Rock Place
Lot 08, Block 01, Section 59 Village of Cochran's Crossing

8. Variance request for existing driveway widening that exceeds the maximum width allowed.
Mojdeh Hhejazi
15 Crescent Falls Court
Lot 14, Block 04, Section 14 Village of Panther Creek
9. Variance request for an existing rear fence that was built with the construction side facing outward from the lot and is visible from a street.
Ann Sunita Sumanth
11 White Bark Place
Lot 35, Block 02, Section 12 Village of Cochran's Crossing
10. Variance request for the proposed fence that would exceed the maximum height allowed.
David and Lisa Morgan
31 S Tranquil Path Drive
Lot 04, Block 02, Section 60 Village of Grogan's Mill
11. Variance request for an existing hammock that is proposed to be permanently located in the front yard.
Chad Jones
18 Dashwood Forest Street
Lot 49, Block 03, Section 17 Village of Panther Creek
12. Variance request for a proposed home remodel that includes a carport addition, room addition, interior remodel, in which the rear part of the project would encroach the rear 25-foot rear setback.
Amir Shahmansoorian
58 North Buck Ridge
Lot 05, Block 02, Section 29 Village of Panther Creek
13. Variance request for a proposed patio cover with integrated summer kitchen and fireplace, in which the rear part of the project would encroach the rear 25-foot rear setback.
Amir Shahmansoorian
58 North Buck Ridge
Lot 05, Block 02, Section 29 Village of Panther Creek
14. Variance request for proposed room addition that would exceed the maximum living area.
Rafael Cordova
1 Greenridge Forest Court
Lot 34, Block 03, Section 14 Village of Panther Creek
15. Variance request for proposed paving that will exceed the maximum hard surface area.
Michael Vessely
103 Rush Haven Drive
Lot 05, Block 25, Section 01 Village of Indian Springs
16. Variance request for a proposed patio that will exceed the maximum hard surface area allowed.
Mark Edge

7 South Lakemist Harbour Place
Lot 17, Block 01, Section 38 Village of Panther Creek

17. Variance request for the proposed pergola and related paving that will exceed the maximum hard surface area allowed.
Michael Gallien
102 Huntsmans Horn Circle
Lot 01, Block 01, Section 18 Village of Grogan's Mill
18. Variance request for proposed replacement driveway that will encroach into the five-foot side easement.
Eric Hopkinson
5 Twelve Pines Court
Lot 22, Block 01, Section 14 Village of Panther Creek
19. Variance request for the proposed fence will encroach past the rear platted building line and will exceed the maximum height allowed.
David and Jillian Flook
82 Lazy Lane
Lot 30, Block 01, Section 03 Village of Grogan's Mill
20. Variance request for a driveway extension that was not considered to be architecturally compatible with the home and neighborhood.
Corby and Lindsay Calloway
107 E. Shadowpoint Circle
Lot 29, Block 05, Section 08 Village of Cochran's Crossing
21. Request to amend the condition of approval requiring the existing patio cover to pass inspection and allow patio cover to remain under a memorandum of agreement.
Vicki Niezgoda
51 Thorn Berry Place
Lot 02, Block 01, Section 04 Village of Indian Springs
22. Variance request for a tree proposed for removal.
Jeu Hung Lim
18 East Bigelow Oak Court
Lot 58, Block 01, Section 03 Village of Panther Creek
23. Consideration and action regarding benches in the street right-of-way cul-de-sac island.
Joseph McClellan
6 Purple Martin Place
Lot 20, Block 01, Section 37 Village of Cochran's Crossing
24. Consideration and action of a Short-Term Rental application.
Fox
19 Wild Meadow Ct
Lot 18, Block 01, Section 62 Village of Grogans Mill
25. Consideration and action of a Short-Term Rental application.
Jose Garcia & Tania Leal

20 Tanager Trail
Lot 01, Block 01, Section 07 Village of Cochran's Crossing

26. Consideration and action of a Short-Term Rental application.
Andreas Winardi
22 E Stony Bridge Ct
Lot 06, Block 04, Section 10 Village of Cochran's Crossing

27. Consideration and action of a Short-Term Rental application.
Jacob Clement
43 Wishbonebush
Lot 34, Block 02, Section 20 Village of Grogan's Mill

28. Consideration and action of a Short-Term Rental renewal application.
Woodhaven Trust
13 Woodhaven Wood Dr
Lot 04, Block 05, Section 28 Village of Grogan's Mill

29. Consideration and action of a Short-Term Rental renewal application.
Sulbha Shelare
19 Sawmill Grove Lane
Lot A19, Block 103, Section 41 Village of Grogan's Mill

30. Consideration and action of a Short-Term Rental renewal application.
Cristian Craioveana
49 S Brookberry Court.
Lot 25, Block 3, Section 12 Village of Panther Creek

31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Robert D Phelps
6 Black Cherry Court
Lot 55, Block 02, Section 01 Village of Panther Creek

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.

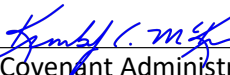
XI. Consideration of items submitted by the Committee or staff, to request the Chairman place on a future workshop or Joint Session Meeting or upcoming Development Standards Committee meeting. Prior final actions of the Development Standards Committee are not considered for placement on a future agenda.

XII. Member Comments

XIII. Staff Comments and Reports

XIV. Adjourn




Covenant Administration Manager
For The Woodlands Township