

## 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 October 19<sup>th</sup>, 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  
October 19<sup>th</sup>, 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 September 21<sup>st</sup> and October 14th, 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 Commercial Items, Applications and Covenant Violations.**
  - A. Consideration and action for the proposed installation of a temporary mobile CT scan trailer and parking signs.  
Northex LLC / Memorial Hermann 24 Hour Emergency Care  
9950 Woodlands Parkway, Suite 1  
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge
  - B. Variance request for a proposed building sign that does not comply with the shopping center criteria for sign material, letter, background and border colors; and exceeds the maximum length allowed.  
Regency Centers LP / Karate of The Woodlands  
4775 W. Panther Creek Drive, Suite 210  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
  - C. Variance request for a proposed sign package that includes a building sign and monument signs that do not match; and a logo that does not match the USPTO registration.  
RD 4450 LLC / Take 5 Oil Change  
4450 Woodlands Parkway  
Lot 0520 Block 0045 Section 0007 Village of Panther Creek
  - D. Variance request for the proposed monument panel that does not match the existing building sign.  
ETB LLC (80%) Todd Jeffery Zucker (20%) / Premier Beverage  
27170 Glen Loch Drive  
Lot 0290 Block 0045 Section 0007 Village of Panther Creek

- E. Variance request for the existing sign package that includes a building sign that exceeds the maximum length allowed in the shopping center criteria and does not match the monument sign.  
Talents LLC / Sterling Ridge Cosmetic & Family Dentistry  
9955 Woodlands Parkway, Suite B  
Lot 0625 Block 0078 Section 0046 Village of Sterling Ridge
- F. Variance request for the proposed final plans for the storage building and additional pole mounted light fixtures at the soccer field, that exceed the maximum foot candle levels at the property line.  
Covenant United Methodist Church  
8555 Creekside Green Drive  
Lot 0496 Block 0509 Section 0386 Village of Creekside Park
- G. Variance requested for the existing reserved parking signs that do not meet the new standard for reserved parking signage.  
AF4 Woodlands LLC / Assessment Advisors  
2408 Timberloch Place, Suite B3  
Lot 0320 Block 0547 Section 0006 Village of Town Center
- H. Variance requested for the existing reserved parking signs that do not meet the new standard for reserved parking signage.  
AF4 Woodlands LLC / Viking Hiline  
2408 Timberloch Place, Suite C-1  
Lot 0320 Block 0547 Section 0006 Village of Town Center
- I. Variance request for the proposed modifications to the approved plans to include gutters, drainage and a paving change that will encroach into the forest preserve.  
Cigars International  
16580 Interstate Highway 45 South  
Lot 9406 Block 0390 Section 2000 Village of College Park
- J. Consideration and action for the proposed awning at the drive thru window.  
Finial Senterra College Park LLC / Black Rock Coffee Bar  
3335 College Park Drive, Suite 100  
Lot 0806 Block 0388 Section 0999 Village of College Park
- K. Consideration and action for the existing storefront façade modifications.  
IMI MSW LLC / Herman Miller  
9595 Six Pines Drive, Suite 1060  
Lot 7112 Block 0599 Section 0999 Village of Town Center
- L. Consideration and action for the existing reserved parking space signs.  
US Regency Alden Bridge LLC  
8000 Research Forest Drive  
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- M. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
8665 New Trails Drive LLC / Chart Energy & Chemicals, Inc.  
8665 New Trails Drive, Suite 100

Lot 0235 Block 0547 Section 0999 Village of Research Forest

- N. 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

9391 Grogan's Mill Road

Lot 0210 Block 0599 Section 0999 Village of Research Forest

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

1. Variance request for an existing driveway extension that exceeds the maximum width allowed.  
Paul E Brown  
2 Mulberry Glen Place  
Lot 07 Block 01 Section Sec 28 Village of Alden Bridge
2. Variance request for a conceptually proposed new home that will exceed the maximum living area set in the neighborhood criteria.  
Gregory Heath  
201 Grogan's Point Rd  
Lot 03, Block 01, Section 63 Village of Grogan's Mill
3. Variance request for the proposed rebuild of the second story deck, submitted without the required sealed plans.  
Linda Benthall  
86 Cokeberry Street  
Lot 25, Block 09, Section 46 Village of Grogan's Mill
4. Variance request for the proposed color change that was not found to be architecturally compatible with the home and neighborhood, when acted upon by the Grogan's Mill Residential Design Review Committee.  
David and Heiddi Strom  
1923 Nursery Rd  
Lot 06, Block 03, Section 04 Village of Grogan's Mill
5. Variance request for an existing color change that was not found to be architecturally compatible with the home and neighborhood when acted upon by the Cochran's Crossing Residential Design Review Committee.  
Rudy Widiaman  
104 South Golden Arrow Circle  
Lot 43, Block 02, Section 12 Village of Cochran's Crossing
6. Variance request for a proposed patio cover that encroaches into the forty-foot rear setback.  
Mark and Stephanie Milstead  
11 Scullers Cove Ct.  
Lot 03, Block 01, Section 33 Village of Panther Creek
7. Consideration and action to allow an amendment to the Initial Land Use Designation to increase the maximum amount of living area allowed.  
Jannalynn Allen  
6 Shadow Stone  
Lot 0033, Block 0001, Section 0032, Village of Panther Creek

8. Variance request for proposed room addition which would exceed the maximum living area allowed by both the Neighborhood Criteria and the Initial Land Use Designation.  
Jannalynn Allen  
6 Shadow Stone  
Lot 0033, Block 0001, Section 0032 Village of Panther Creek
9. Variance request for the proposed solid wood fence that will be rebuilt beyond the 15-foot platted building line and extend in front of the front façade of the dwelling.  
A. Wayne Nolley and Irina Naoumova-Nolley  
34 Woodhaven Wood Drive  
Lot 24, Block 04, Section 28 Village of Grogan's Mill
10. Variance request for a proposed fence that exceeds the maximum height allowed.  
Susan Hoffman  
59 N Bristol Gate Place  
Lot 05, Block 02, Section 69 Village of Grogan's Mill
11. Consideration and action regarding a Short-Term Rental application.  
Marshal and Amanda Davis  
15 Knoll Pines Ct  
Lot 24, Block 04, Section 14 Village of Panther Creek
12. Consideration and action regarding a Short-Term Rental application.  
Patricia Del Bosque  
11 Shallow Pond Court  
Lot 62 Block 01, Section 01 Village of Indian Springs
13. Consideration and action regarding a Short-Term Rental Renewal application.  
Damian Garcia  
12020 Blackjack Oak  
Lot 19, Block 5, Section 03 Village of Grogan's Mill
14. Consideration and action regarding a Short-Term Rental Renewal application.  
Elizabeth Rocha – Power of Attorney on property  
86 Rockridge Drive  
Lot 08, Block 06, Section 01 Village of Indian Springs
15. Consideration and action regarding a Short-Term Rental Renewal application.  
Roderick Herreman  
52 South Brookberry Ct  
Lot35, Block 3, Section 12 Village of Panther Creek
16. Consideration and action regarding a Short-Term Rental Renewal application.  
Wai Yin Chan  
40 S Morningwood Court  
Lot 79, Block 4, Section 33 Village of Grogan's Mill
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Nick Jiga  
4 N Circlewood Glen  
Lot 02, Block 02, Section 09 Village of Panther Creek

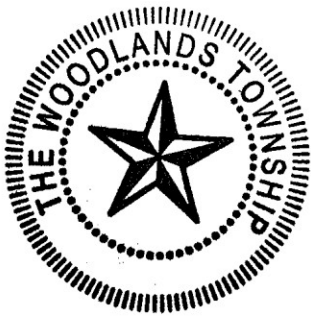
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

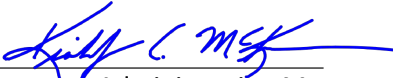
Brian Luscomb  
2416 Box Oak Place  
Lot 24, Block 06, Section 03 Village of Grogan's Mill

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Sung H. Kuo  
51 East Mistybreeze Circle  
Lot 09, Block 05, Section 01 Village of Cochran's Crossing

- 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.**
- X. Consideration of items for placement on a future workshop or Joint Session Meeting. Prior final actions of the Development Standards Committee are not considered for placement on a future agenda.**
- XI. Member Comments**
- XII. Staff Comments and Reports**
- XIII. Adjourn**



  
Covenant Administration Manager  
For The Woodlands Township