

## 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 November 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 October 5, 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. Consideration and action for the proposed exterior nitrogen tank.  
8800 Technology Forest Place LLC  
4000 Research Forest Drive / 8800 Technology Forest Place  
Lot 0240 Block 0547 Section 0000 Village of Research Forest
  - B. Variance request for the proposed amended landscape plan that is not sealed by a landscape architect and includes plantings not on the approved species list.  
The Pines Preservation LP  
3451 Tangle Brush Drive  
Lot 0340 Block 0045 Section 0007 Village of Panther Creek
  - C. Consideration and action for the existing self-service kiosk and variance request for the proposed secondary building sign that is mounted on a raceway.  
Extra Space Properties Two LLC  
12190 West Branch Crossing Drive  
Lot 0120 Block 0078 Section 0046 Village of Sterling Ridge
  - D. Consideration and action for the proposed tower section replacement and T-Mobile upgrades.  
The John Cooper School / Crown Castle USA, Inc.  
15 John Cooper Drive  
Lot 0230 Block 0592 Section 0060 Village of Indian Springs

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

1. 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
2. Variance request for a proposed patio cover and paving that exceed the maximum percent hard surface area coverage. In addition, the patio cover does not respect the rear 20-foot setback.  
John D. Sherwood  
67 North Bluff Creek Circle  
Legal Description Lot 17Block 01 Section 73 Village of Alden Bridge
3. Variance request for a proposed generator that will not respect the side five-foot easement.  
James G. Kocis  
46 Clingstone Place  
Lot 67 Block 01 Section 50 Village of Alden Bridge
4. Variance request for driveway borders (existing & proposed) that exceed the maximum width allowed.  
Peter Rodriguez  
190 North Vesper Bend  
Lot 6 Block 1, Section 30 Village of Sterling Ridge
5. Variance request for existing paving that is in the street rights of way along the pavement edge.  
Elizabeth A. Trofholz  
38 Timberstar Street  
Lot 22 Block 02 Section 42 Village of Alden Bridge
6. Variance request for existing paving that does not respect the side five-foot easement.  
Scott R. Gustafson  
38 North Greenvine Circle  
Legal Description Lot 49 Block 02 Section 37 Village of Alden Bridge
7. Request for time extension of room addition application approved April 4, 2022.  
Logan Palmenberg  
59 South Player Crest Circle  
Lot 07 Block 2, Section 83 Village of Sterling Ridge
8. Request for approval for a renewal of a Short-Term Rental property.  
Gene Halleck  
2 South Greywing Place  
Lot 07, Block 01, Section 06 Village of Alden Bridge
9. Request for approval for a Short-Term Rental property.  
Beatriz Machado/Franco Solo  
34 Steep Trail Place  
Lot 104, Block 01, Section 05 Village of College Park/Harpers Landing

10. Request for approval of a Home Business – Floral Arrangements  
Jerome Jammal  
2 Otter Lodge Pl  
Lot 17 Block 01, Section 86 Village of Sterling Ridge
11. Request for approval of a renewal of a Home Business – Licensed Collectable Firearm dealer  
Bharath Ramesh  
139 North Piney Plains Circle  
Legal Description Lot 09 Block 01 Section 08 Village of Alden Bridge
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Paul & Anna M Carroll  
50 New Dawn Place  
Lot 1, Block 2, Section 9 Village of Harper’s Landing at College Park
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Kerry A & Vernon R Hubbard  
138 Lindenberry Circle  
Lot 37, Block 1, Section 27 Village of Creekside Park
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jose A Llaguno & Select Portfolio Servicing Inc  
42 Fortuneberry Place  
Lot 53, Block 3, Section 59 Village of Alden Bridge
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Cade C. and Teresa R. Lutz  
3 Webb Creek Place  
Lot 1, Block 1, Section 46 Village of Alden Bridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Mohamed Marouf & Ghadir Hussin  
2 East Scribewood Circle  
Lot 1, Block 3, Section 40 Village of Sterling Ridge
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Hector Ramirez-Mendoza  
82 South Vesper Bend Circle  
Lot 3, Block 3, Section 30 Village of Sterling Ridge
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Gregorio Ramirez Montano  
166 North Willow Point Circle  
Lot 17, Block 1, Section 33 Village of Alden Bridge

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Shelly Pheigaru  
167 Lindenberry Circle  
Lot 4, Block 2, Section 27 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.  
Oscar P Terrones & Maria Pinto  
30 Woodmoor Place  
Lot 39, Block 2, Section 91 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.  
Santiago & Irma Tugano  
239 North Wimberly Way  
Lot 7, Block 2, Section 3 Village of Harper's Landing at College Park
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Luis Vargas & Dominique Guinandvargas  
6 Langstone Place  
Lot 2, Block 2, Section 9 Village of Creekside Park
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
James Wolz & Morgan Rabito  
90 Finn Corner Way  
Lot 7, Block 8, Section 36 Village of Creekside Park
24. Consideration and Action regarding an appeal by the property owner on whether the front yard garden is in violation of The Woodlands Residential Development Standards.  
Glenn Lovitz  
99 North Piney Plains Circle  
Lot 53 Block 01 Section 07 Village of Alden Bridge
25. Request for approval of a Home Business – Sign, stationary, t-shirts and label Manufacturing  
Delso Ramon Erazo  
79 East Stedhill Loop  
Legal Description Lot 23 Block 02 Section 99 Village of Alden Bridge
26. Variance request for a proposed fence extension that will not be located at least 10 feet from the pavement edge.  
Bradley Leger  
3 Clements Square Place  
Lot 02, Block 07, Section 33 Village of Creekside Park
27. Variance request for removal of trees that do not meet the Standards for removal.  
Martin Krevalis  
55 Lake Voyageur Drive  
Lot 10, Block 02, Section 18 Village of Creekside Park

- 28. Consideration and action to appeal the Residential Design Review Committee decision to disapprove existing shutter color.  
Gerard and Carolyn Salerno  
51 North Lochwood Way  
Lot 03, Block 02, Section 18 Village of Creekside Park West
- 29. Variance request for an existing trampoline that does not respect the side five-foot easement.  
Paul Till  
36 Violet Sunset Lane  
Lot 01, Block 02, Section 38 Village of Creekside Park West
- 30. Variance request for an existing fence stain/color that is not an approvable color.  
El Claustro LLC  
11 Thundercloud Place  
Lot 27, Block 02, Section 29 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.**

**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. DSC Member Comments**

**XII. Staff Reports and Comments**

**XIII. Adjourn**



Covenant Administration Manager  
for The Woodlands Township

